

STAFF REPORT 01-22-2020 REGULAR MEETING
APPLICATION NUMBER: 20-6602
ADDRESS: 2224 SEMINOLE STREET
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: STEVEN FLUM, ARCHITECT
PROPERTY OWNER: BENSON BRADY
DATE OF COMPLETE APPLICATION: 01-02-2020
STAFF SITE VISIT: 01-07-2020

PREPARED BY: A. PHILLIPS

SCOPE: CONSTRUCTION OF THREE (3) NEW ADDITIONS TO EXISTING GARAGE

EXISTING CONDITIONS

The building located at 2224 Seminole Street is a 2 ½-story single-family residence constructed in 1912. The structure is clad in painted lapped wood siding and variegated red brick. The house features wood and cast stone detailing. The side-gabled roof is covered in dark gray asphalt shingles and includes two large chimneys, one at each end of the facade. The rear elevation of the roof contains two small dormers. A small portico makes up the front entrance of the building and is centered within the symmetrical front façade.

A detached two-car garage exists behind the house at the northeast corner of the lot and is clad in red brick. The garage features a gambrel roof which is covered in dark gray asphalt shingles. Additionally, a chimney as well as a small shed wing is located at the north (side) elevation of the garage. Two original window openings, now infilled with glass block, exist at the south (side) elevation facing the rear yard. Each opening features a brick arch at the top of the opening. The garage is accessed via a concrete driveway located directly to the north of the house.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval **to rehabilitate the existing garage per the attached drawings and application**. Included in the proposal are the following scope items:

- (2) New overhead 9' W insulated steel long panel garage doors (color: black) with an 8-lite panel at the top of the doors within the existing garage door openings at the west elevation
- New outdoor light fixture between existing garage door openings at the west elevation
- Existing gambrel roof form and brick chimney to remain. Remove and replace existing shingles with laminated asphalt shingles (color: black) to match existing house
- Add (4) new roof vents to the rear roof pitch (color: black)
- Remove and replace existing gutters and downspouts with new aluminum (color: black) gutters and downspouts
- Demolish existing "shed addition" at north elevation and replace with new wood-framed shed addition in same location.
- Clad in James Hardie fiber cement lap board siding with a smooth finish and painted to match existing house (C:1 Light Bluish Gray – body of addition, C:4 Yellowish White – Trim).
- Roof to be covered with laminated asphalt shingles (color: black) to match existing house.
- Aluminum gutters and downspouts (color: black).
- Construct 2' D x 17' W new wood-framed shed addition at the east elevation.
- Clad in James Hardie fiber cement lap board siding with a smooth finish and painted to match existing house (C:1 Light Bluish Gray – body of addition, C:4 Yellowish White – Trim).
- Roof to be covered with laminated asphalt shingles (color: black) to match existing house.
- Aluminum gutters and downspouts (color: black).
- Construct new wood-framed addition and outdoor covered patio space at the south elevation of the existing garage.

- **West Elevation (front)**

- Covered patio constructed of 3 square columns and a flat roof with an exterior BBQ/cooking area at the north end of the patio.
- Overhead glass panel door at the south half of the massing connecting the enclosed entertainment space to the exterior patio
- (1) Wall-mounted sconce light fixture (color: black)
- Fenced exterior storage area to be enclosed with a 6' tall two-tone gray privacy fence & gate to match existing vinyl fence

- **North Elevation (side)**

- 2' x 2' reveal on the east elevation where the two building masses (existing & new) connect
- Decorative iron insert in opening at exterior grill station

- **East Elevation (back/alley)**

- 2' x 2' reveal on the north elevation where the two building masses (existing & new) connect

- **South Elevation (side)**

- Pedestrian door (color: onyx) with transom centered. Door to have a smooth finish with a lite at the right side of the door.
- Wall sconce light fixture adjacent to door

- **Roof**

- Flat roof draining to a gutter at the east edge of the roof with parapet walls at the west and south edges of the roof.
- Exhaust vent for the outdoor grill located in the front third of the roof surface at the far north edge.

- **Site Modifications**

- New underground utilities from house to new structure
- New concrete slab (exposed aggregate) and apron at existing garage
- New concrete slab (exposed aggregate) at covered patio and adjacent exterior storage area

- **Materials**

- **Siding:** Match house – Fiber cement smooth lap board siding 6” and 12” (Painted C:1 Light Bluish Gray)
- **Trim:** Match house – 4” fiber cement smooth trim (Painted C:4—Yellowish White)
- **Metal Trim:** Metal trim with stain clear 10/aluminum finish
- **Roofing:** Match house – Laminated asphalt shingles (Color: Heritage IR – Rustic Black)
- **Gable Vents:** Triangle aluminum gable vents (Color: White – to match trim)
- **Roof Vents:** Galvanized roof louver (Color: Black)
- **Column Covers and walls at covered patio:** Stone veneer wall panel system (Color: White)
- **Countertop at BBQ/cooking area of covered patio:** Quartzite (color: White)

STAFF OBSERVATIONS & RESEARCH

- The existing garage is visible from the right-of-way, however, the majority of the rear yard area is not visible from the right-of-way.

ISSUES

- This application is a revision to **application #19-6449** which was heard by the Commission at the regularly scheduled meeting on October 9, 2019. A **denial** was issued for the demolition of the existing garage and construction of a new garage as it didn’t meet the Secretary of the Interior’s Standards for Rehabilitation Numbers 2, 6, and 9, however a **Certificate of Appropriateness (COA)** was issued for work items not associated with the demolition of the existing garage construction of a new garage.

The work items listed below were included in application #19-6449, meet the Secretary of the Interior’s Standards for Rehabilitation, and therefore received a COA on October 15, 2019:

- Demolish CMU site wall at the rear of the lot and replace with new two-tone gray vinyl privacy fence
- Remove (3) existing trees – (1) located directly adjacent to existing garage on the south façade, (1) located at the southeast corner of the lot, and (1) located approximately mid-yard on the south edge of the lot
- Demolish existing concrete patio and walkway at the rear of the house
- Installation of 13’ x 35’ underground pool at the mid-rear yard including:
 - Exposed aggregate decking surround
 - 12” wide cement pool coping
- New grass/landscape/walkway areas
- New trees/shrubs located on either side of the rear porch
- New 6’-3” tall aluminum fence to match existing at north lot line
- New aluminum driveway swing gate located at front face of house to be single panel aluminum gate 6’H x 10’W (Color: Black). Gate control to be located at northeast corner of house and screened with landscape.

With the following conditions:

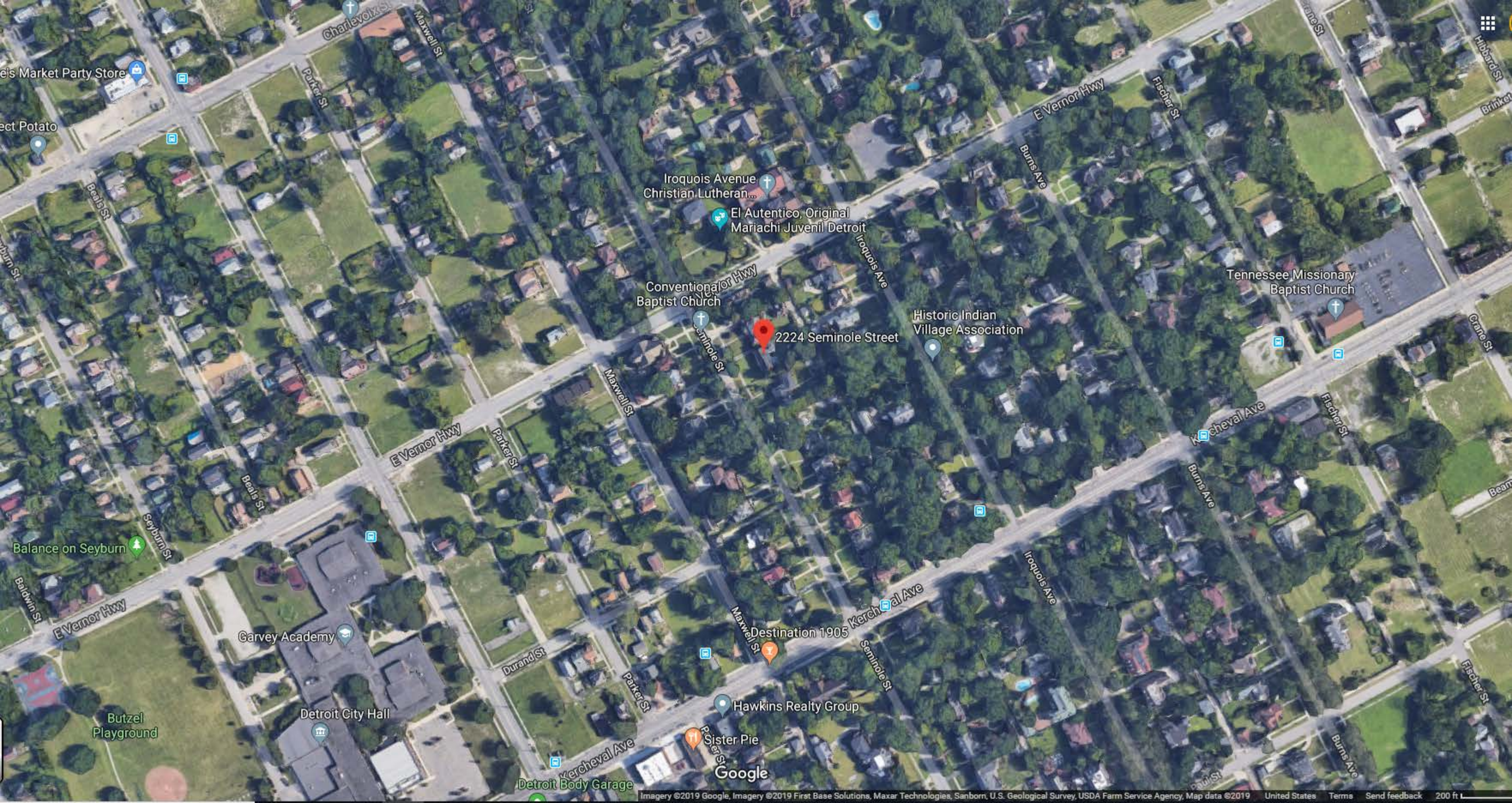
- CMU site wall at rear of the lot to be replaced with a masonry wall rather than a vinyl fence.
- New aluminum driveway swing gate to be located at the rear façade of the house rather than at the front façade.
- HDC Staff has the authority to review and approve the final plans and landscape plans

RECOMMENDATION

It is staff’s opinion that the work, as proposed, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation, especially:

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



le's Market Party Store

ect Potato

Iroquois Avenue
Christian Lutheran...

El Autentico, Original
Mariachi Juvenil Detroit

Conventioalor Hwy
Baptist Church

2224 Seminole Street

Historic Indian
Village Association

Tennessee Missionary
Baptist Church

Garvey Academy

Detroit City Hall

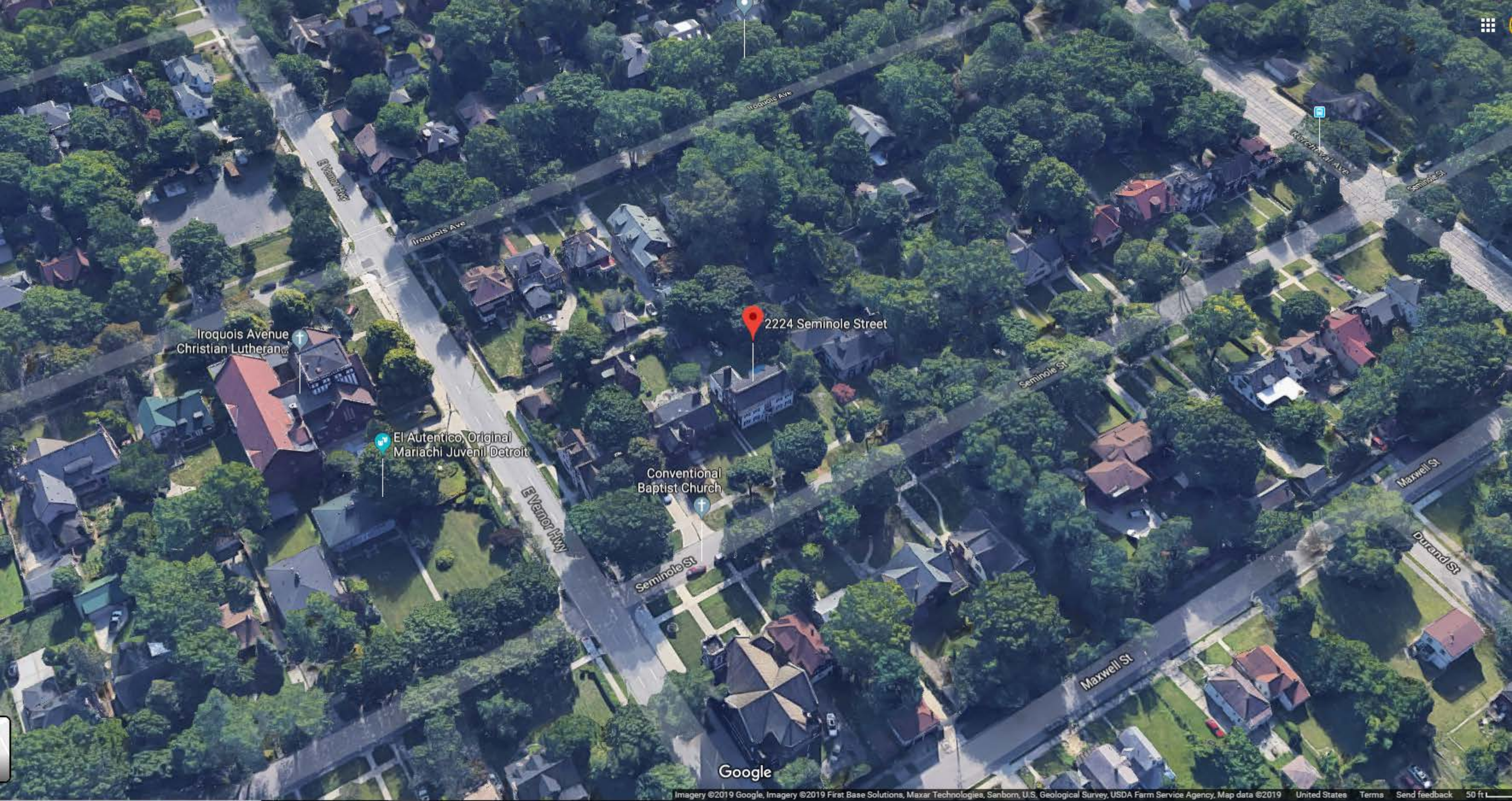
Destination 1905

Hawkins Realty Group

Sister Pie

Google

Detroit Body Garage



Iroquois Avenue
Christian Lutheran

El Autentico Original
Mariachi Juvenil Detroit

Conventional
Baptist Church

2224 Seminole Street

Google



DESIGNATION SLIDE 1971



DESIGNATION SLIDE 1980

66



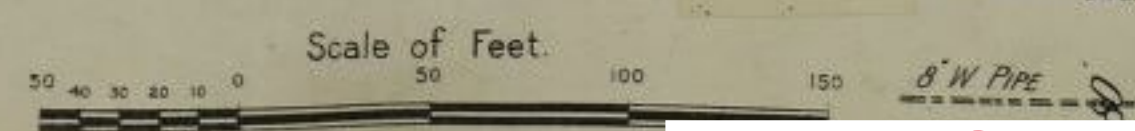
E. VERNOR HIGHWAY (WATERLOO AV.)

SEMINOLE AV.

IROQUOIS AV.

BURNS AV.

KERCHEVAL AV.





STAFF SITE VISIT 01/07/2020



STAFF SITE VISIT 01/07/2020





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Front Elevation and Driveway



Driveway

2224 Seminole

APPLICANT PHOTOS



View of existing garage



Existing garage and north shed addition

2224 Seminole

APPLICANT PHOTOS



Existing garage west elevation



2224 Seminole

APPLICANT PHOTOS



Rear yard next to existing garage



Existing failed masonry wall and existing vinyl fence

2224 Seminole

APPLICANT PHOTOS



Rear of existing garage at alley



Rear of existing garage and masonry wall at alley

2224 Seminole

APPLICANT PHOTOS



Rear elevation of house, existing patio and lawn area



Rear elevation of house and utilities
2224 Seminole

City of Detroit
Historic District Commission Submission
2224 Seminole, Indian Village Historic District

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DESCRIPTION EXISTING CONDITIONS

Existing two car garage with a shed addition on north side. The shed addition is not structurally sound and is to be removed. The garage structure consists of brick walls and wood framed roof with asphalt shingles.

DESCRIPTION OF THE PROJECT

Previously approved by the Historic District Commission and a certificate of appropriateness issued 10/15/2019 on the following:

1. Replace existing failing cmu retaining/screen wall with new cmu retaining and screen wall.
2. Remove three existing trees
3. Remove existing concrete patio and walkway at rear of house
4. Install in ground swimming pool with concrete paving on perimeter
5. New grass and landscaping in rear and side yard
6. New metal swing gate with control at north east corner of house

This new submission / request is to remove existing north shed addition and construct a new wood framed addition (95 square feet). Construct a new wood framed shed addition on the east side (34 square feet). South addition will be an entertainment room (488 square feet) and covered patio (366 square feet).

DETAILED SCOPE OF WORK

1. Removal of existing north shed addition
2. Construction of new wood framed shed addition to the north and east. Additions to have lap siding on walls and pitched roof with asphalt shingles.
3. Construction of new wood framed addition to the south consisting of an entertaining room, utility room, toilet and covered patio space. The addition will have lap siding on the walls, stone veneer on the walls and columns at the patio space. The roof will be flat with parapet walls to the west and south. The flat roof to drain to a gutter along the east side of addition. Entry door to the entertainment room on the south and a 14 foot wide overhead glass panel sectional overhead door to the covered patio.
4. New underground utilities from house to new structure.

BROCHURE / CUT SHEETS

Siding (match house)

Fiber cement smooth lap board siding 6" and 12"
Paint: Color System C: Body -C:1 Light Bluish Gray

Trim (match house)

Fiber cement smooth trim, 4".
Paint: Color System C: Trim-C:4 Yellowish White

Roofing (match house)

Laminated asphalt shingles, Heritage IR-Rustic Black
by Tamko Building Products

REPORT

Metal Trim with Fiber Cement Lap Siding

Metal trim with satin clear 10 / aluminum finish
Easy Trim Reveals

Roof Vents

Master Flow slant back galvanized roof louver SSB960G by GAF

Column covers and walls at covered patio

Stone veneer wall panel system-White
Norstone Rock Panels

Countertop at covered patio

Quartzite-White

Pedestrian Door with transum

Seminole entry, smooth-star, No. S1RCL, Onyx
Therma Tru Door

Garage Doors

Insulated steel long panel door, black with Stockton 2 8-lite
Thermacore collection
By The Overhead Door Company

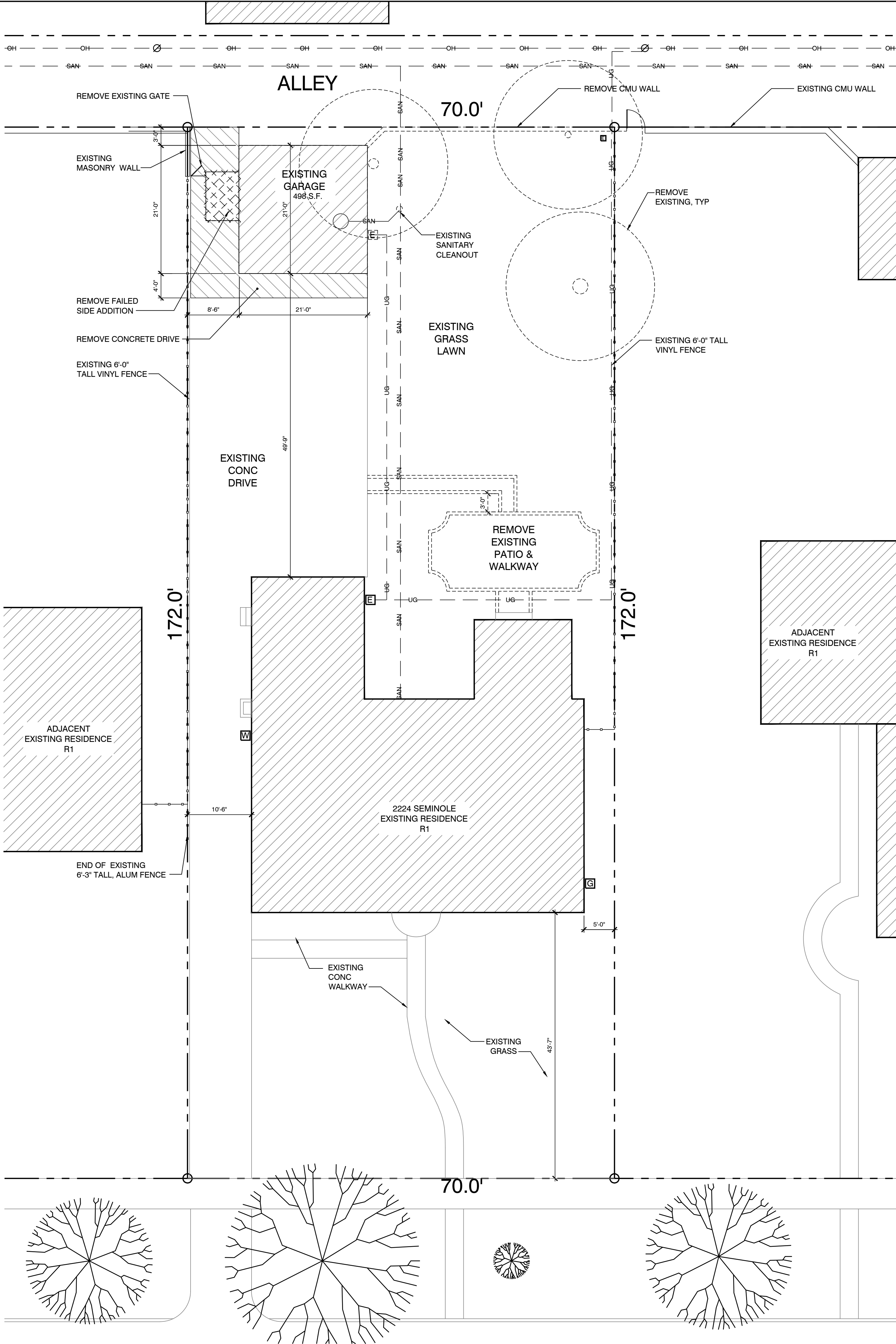
Overhead Glass Panel Door

Double strength (DBS) glass in aluminum frame Black
Model 511 standard frame
By The Overhead Door Company

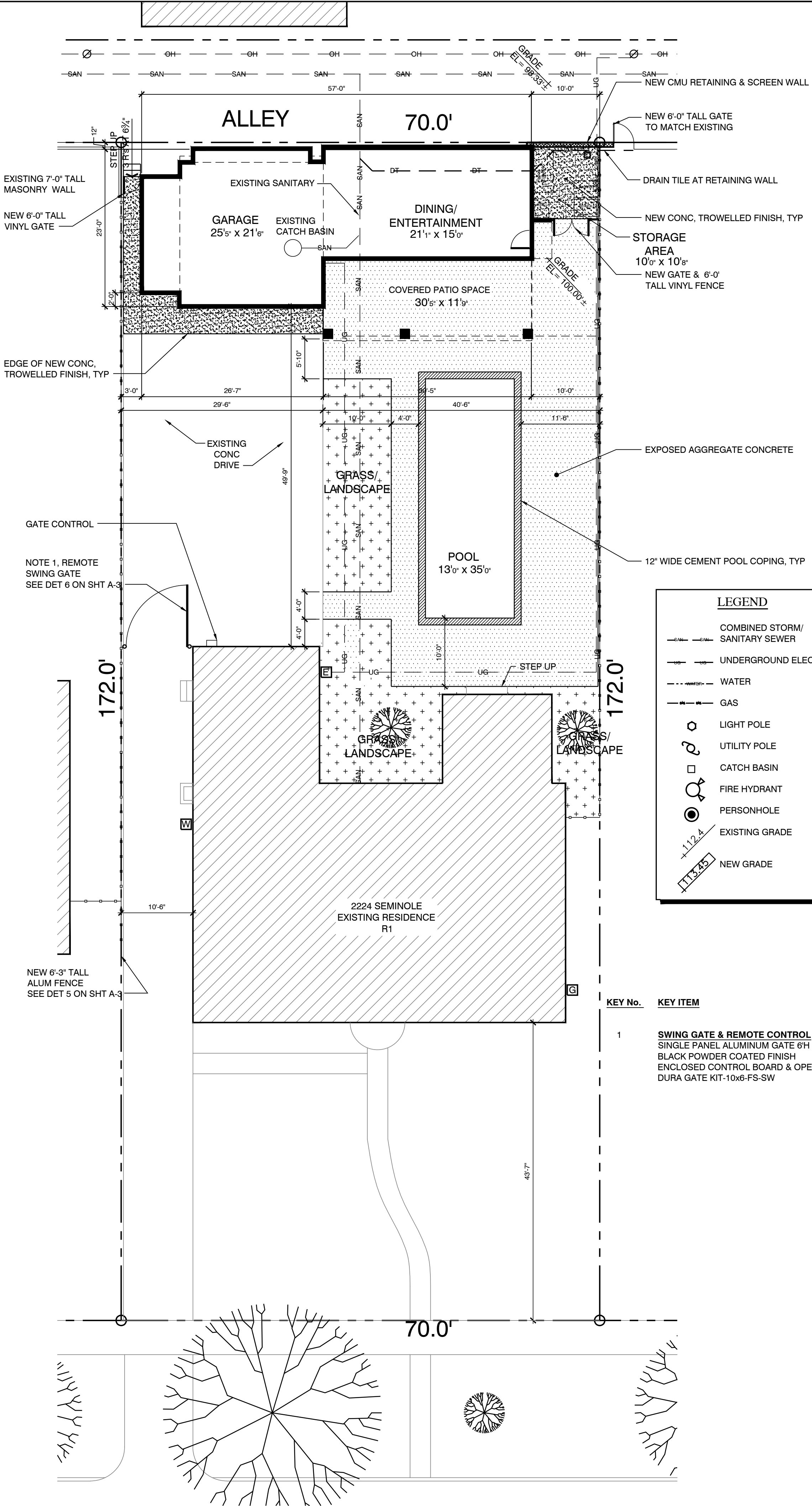
Light Fixtures

Outdoor wall lantern, seeded glass, bronze finish
19" H x 7.5" W x 10.5" D
Homesteader

Pedestrian door wall sconce
LED light, fixture with black finish
LUMENS by Tech Lighting



2
AS-1
EXISTING SITE PLAN
SCALE: 1" = 10'-0"

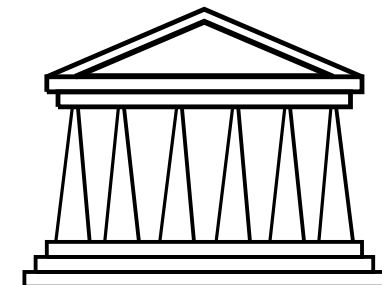


1
AS-1
PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



SEMINOLE
CARRIAGE
HOUSE

2224 SEMINOLE AVENUE,
DETROIT
MICHIGAN 48214



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	HDC REVIEW - 2	12/20/2019

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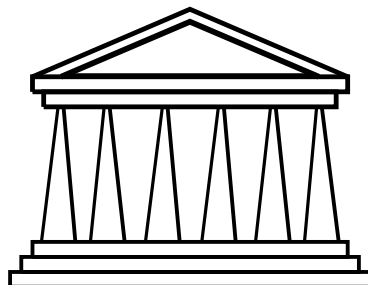
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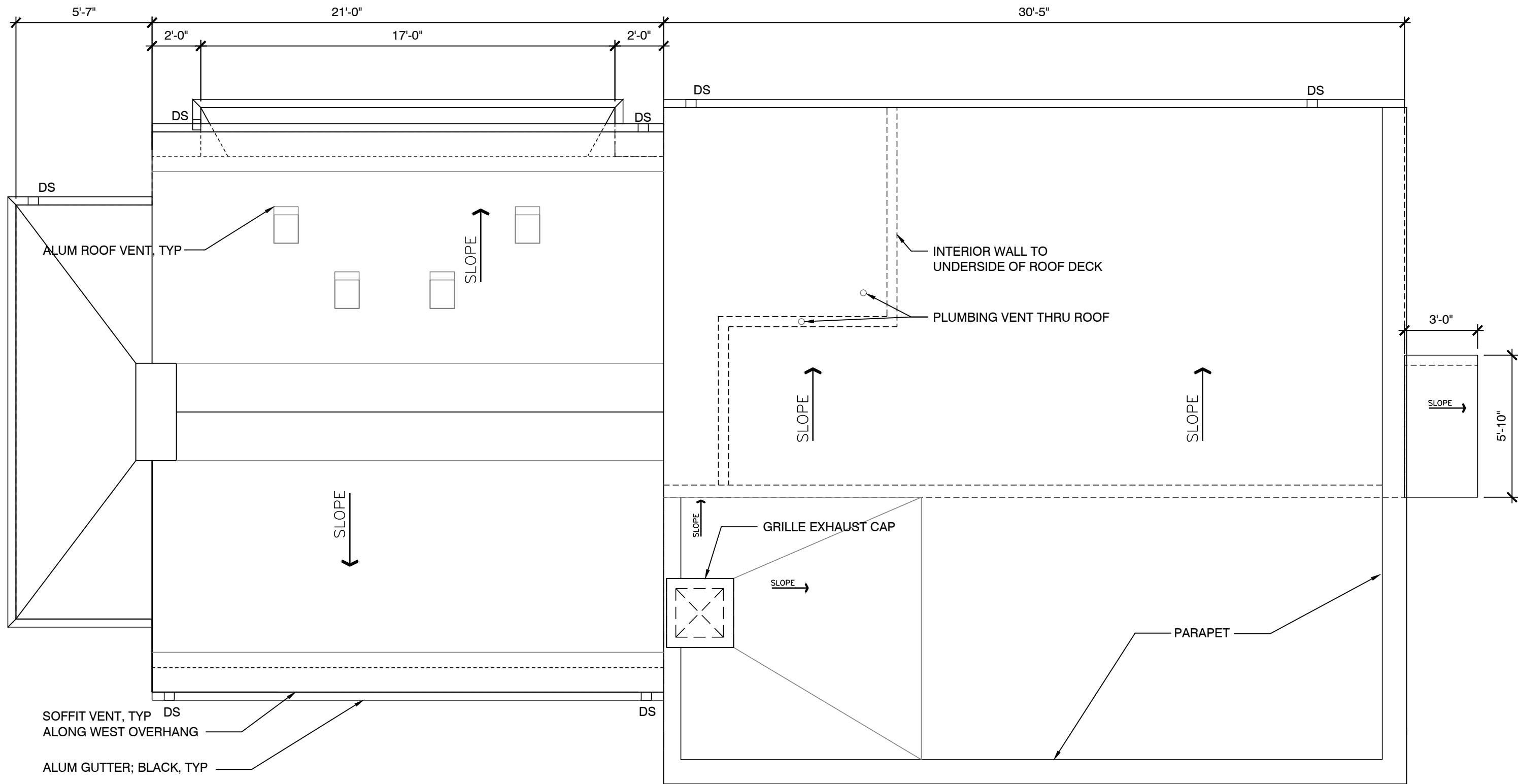
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JOB NO. 1553
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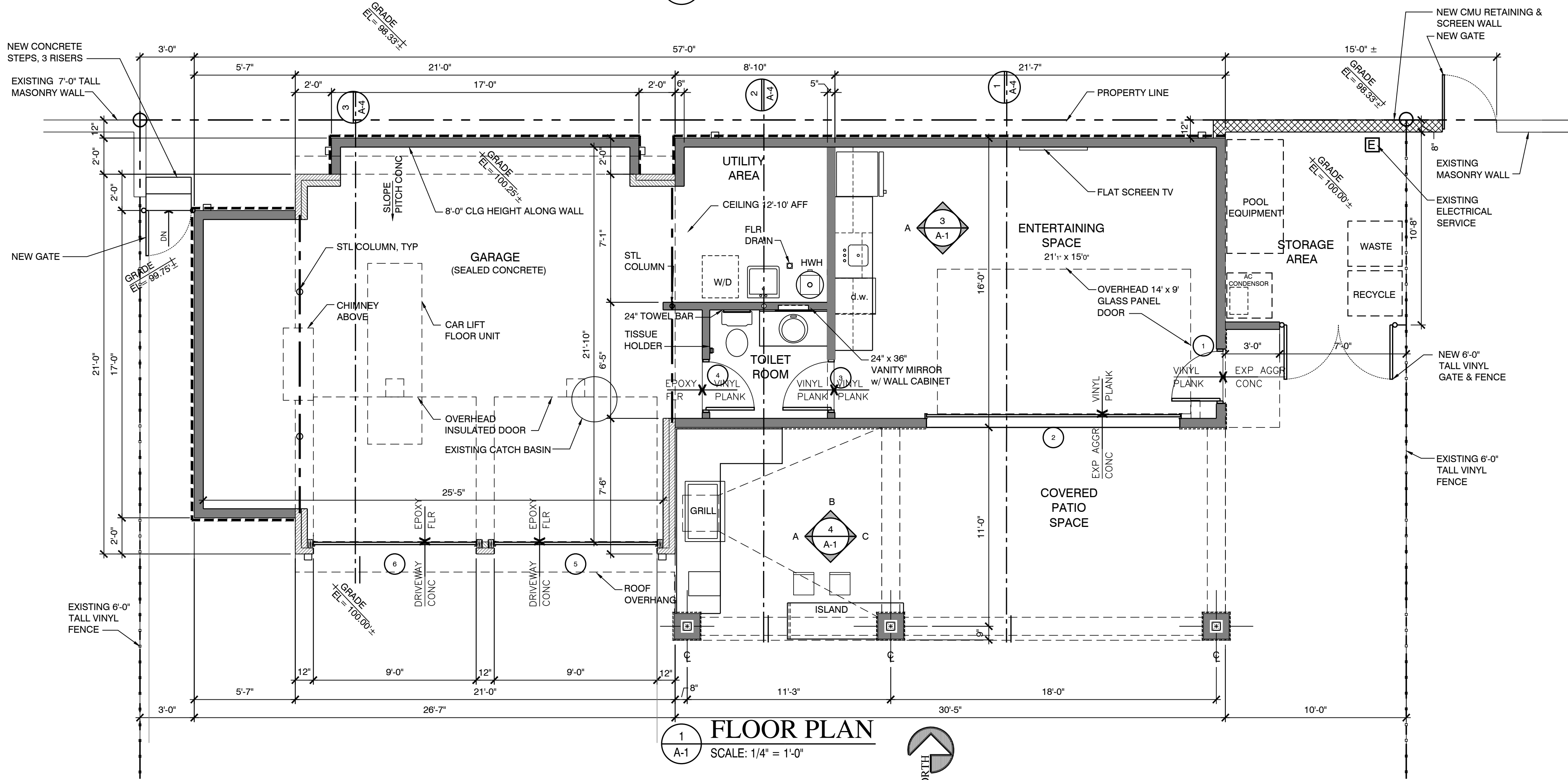


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2 ROOF PLAN
A-1 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
A-1 SCALE: 1/4" = 1'-0"

INTERIOR WALLS

- 2 x 4 WOOD FRAMING AT 16" OC
- 3/4" GYP BD, BS, PAINT

EXTERIOR WALLS

- 2 x 6 WOOD FRAMING AT 16" OC
- R-20 INSULATION
- 3/4" GYP BD, PAINT
- EXTERIOR SHEATHING
- VAPOR BARRIER
- CEMENT FIBER BOARD, PAINT
- SALVAGED FROM EXISTING GARAGE
- *****THIN BRICK AT COVER PATIO SPACE WHERE SHOWN

EXTERIOR WALLS, NORTH & EAST

- 1-HOUR FIRE WALL, UL, #U356
- 2 x 6 WOOD FRAMING AT 16" OC
- R-20 INSULATION
- 3/4" GYP BD, BS ON WD FRAMING, INTERIOR FACE PAINT
- EXTERIOR SHEATHING
- VAPOR BARRIER
- CEMENT FIBER BOARD, PAINT

DOOR HARDWARE

- ENTRY
 - KEYED KNOB W/INT. THUMB LOCK
 - KEYED DEAD BOLT W/INT. THUMB LOCK
 - WEATHER STRIPPING
 - THRESHOLD
- TOILET
 - LEVER HANDLE PRIVACY LOCKSET
 - WALL BUMPER AT ALL DOORS THAT OPEN AGAINST WALL

DOOR SCHEDULE

NO.	LOCATION	TYPE	SIZE (WxH)	DOOR			GLAZING	HDLR.	FRAME			NOTES:
				MTL	FINISH	FACTORY			TYPE	MTL	FINISH	
1	ENTRY		3'-0" x 6'-8"	MTL	FACTORY		-	A	A	WD	PAINT	
2	ENTERTAINMENT		14'-0" x 9'-0"	STL	FACTORY		-	B	C	WD	PAINT	DOOR OPERATOR
3	TOILET		3'-0" x 6'-8"	WD	PAINT		-	B	C	WD	PAINT	
4	TOILET		3'-0" x 6'-8"	WD	PAINT		-	B	C	WD	PAINT	
5	GARAGE		9'-0" x 9'-0"	STL	FACTORY		-	FACTORY		STL	FACTORY	DOOR OPERATOR
6	GARAGE		9'-0" x 9'-0"	STL	FACTORY		-	FACTORY		STL	FACTORY	DOOR OPERATOR

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FLOOR PLAN

DRAWN: EEM
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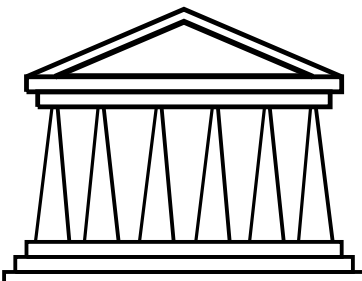
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DATE: 25 JULY 2019

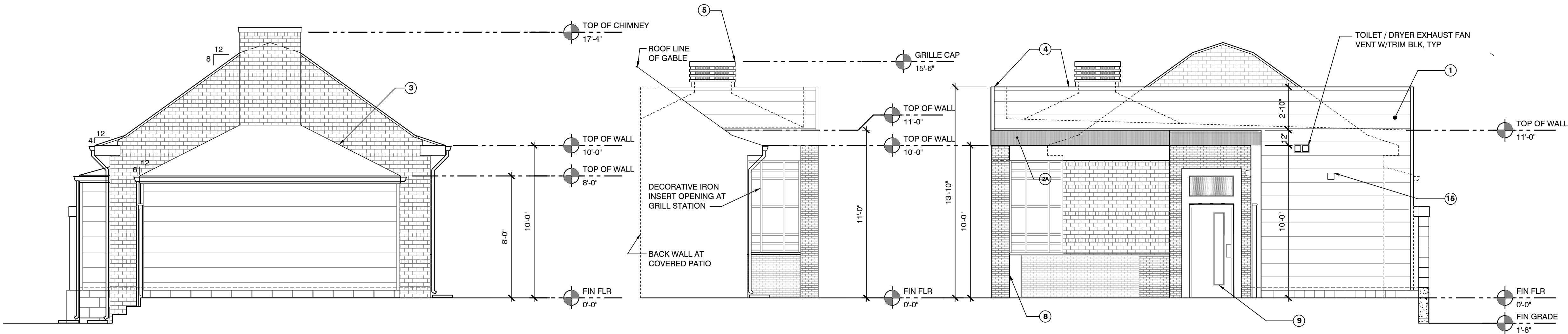
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SEMINOLE
CARRIAGE
HOUSE

2224 SEMINOLE AVENUE,
DETROIT
MICHIGAN 48214



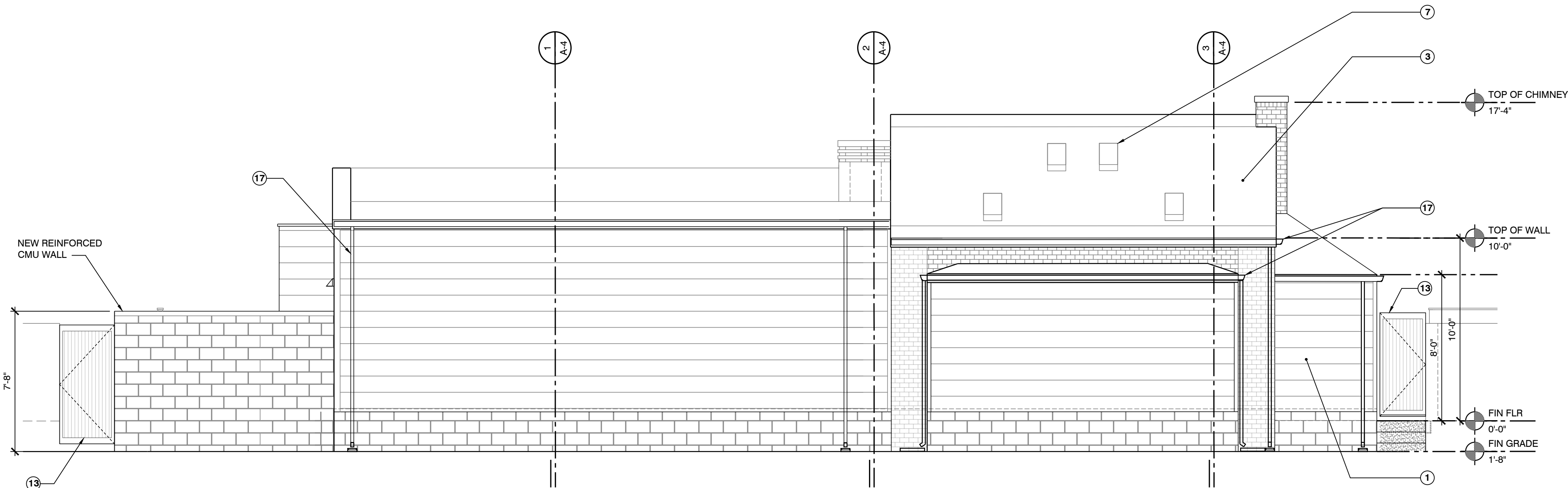
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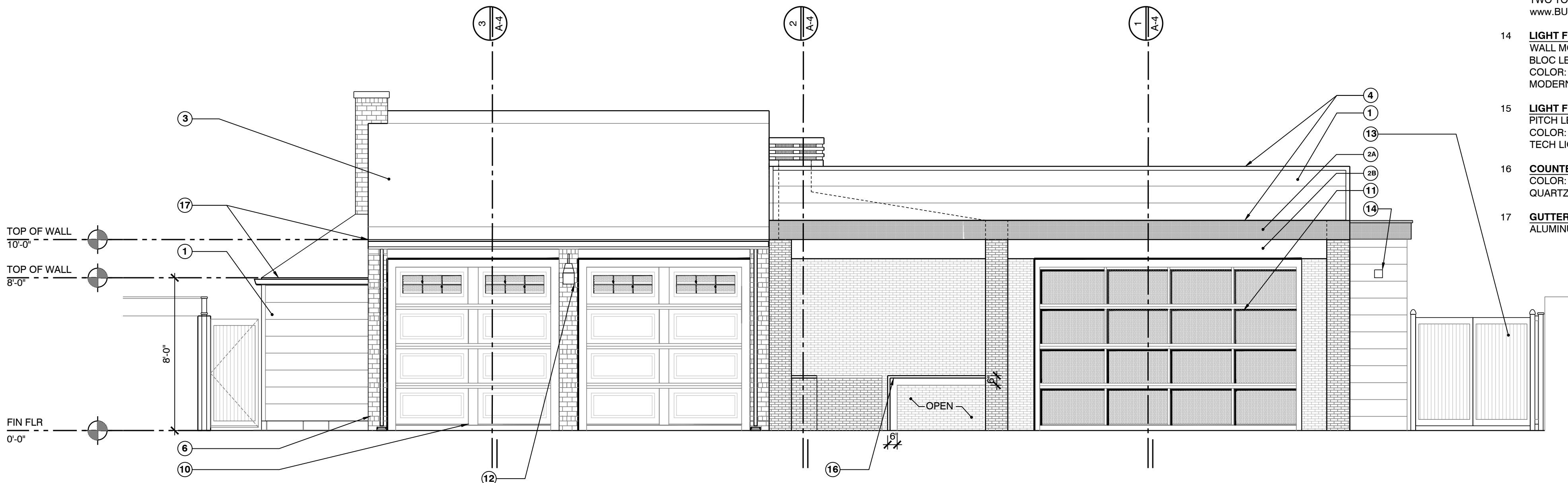
5 ELEVATION - NORTH
A-2 SCALE: 1/4" = 1'-0"

4 PARTIAL ELEVATION - DRIVEWAY
A-2 SCALE: 1/4" = 1'-0"

3 ELEVATION - SOUTH
A-2 SCALE: 1/4" = 1'-0"



2 ELEVATION - EAST
A-2 SCALE: 1/4" = 1'-0"



1 ELEVATION - WEST
A-2 SCALE: 1/4" = 1'-0"

- KEY No. KEY ITEM
- SIDING**
FIBER CEMENT, JAMES HARDIE LAP BOARD SIDING,
SMOOTH 12" x 3/16", EXPOSURE 10 3/4"
PAINT: WHITE
 - TRIM**
FIBER CEMENT, JAMES HARDIE, 1" x 11.25"
3/4" NT3 SMOOTH
PAINT: A - BLUE GRAY
B - WHITE
 - ROOFING (MATCH HOUSE)**
LAMINATED ASPHALT SHINGLES, HERITAGE IR-RUSTIC BLACK
TAMKO BUILDING PRODUCTS
 - METAL TRIM**
FIBER CEMENT LAP TRIM SYSTEM
EASY TRIM REVEALS
 - GRILLE EXHAUST CAP**
IRON METAL BARS CHIMNEY CAP, 2'-0" x 2'-0" x 1'-6"
COLOR: BLACK
 - EXTERIOR BRICK WALL**
EXISTING BRICK WALL
 - ROOF VENTS**
MASTER FLOW SLANT BLACK GALVANIZED ROOF LOUVER SSB960G BY GAF
 - COLUMNS & WALL**
STONE VENEER
ROCK PANELS
COLOR: WHITE
NORSTONE
 - PEDESTRIAN DOOR**
SMOOTH-STAR, STRCL W/TRANSOM
COLOR: ONYX
THERMA TRU DOOR
 - GARAGE DOORS**
INSULATED STEEL LONG PANEL DOOR w/STOCKTON 2 6-LITE
THERMACORE COLLECTION
COLOR: BLACK
THE OVERHEAD DOOR COMPANY
 - OVERHEAD GLASS PANEL DOOR**
DOUBLE STRENGTH (DSB) GLASS IN ALUMINUM FRAME BLACK
MODEL 511 STANDARD FRAME
POWDER COAT FINISH: BLACK
THE OVERHEAD DOOR COMPANY
 - LIGHT FIXTURE**
OUTDOOR WALL LANTERN, SEEDED GLASS, BRONZE FINISH
19"H x 7.5"W x 10.5"D HOMESTEADER
 - VINYL FENCE & GATE (MATCH EXISTING FENCE)**
TWO TONE GRAY PRIVACY GATE, 6'-0" HIGH
www.BUYVINYLFENCE.COM
 - LIGHT FIXTURE**
WALL MOUNT, UP/DOWN WALL SCNCE
BLOC LED
COLOR: BLACK
MODERN FORMS
 - LIGHT FIXTURE**
PITCH LED WALL SCNCE
COLOR: BLACK
TECH LIGHTING
 - COUNTER TOP**
COLOR: WHITE
QUARTZITE
 - GUTTER & DOWNSPOUTS**
ALUMINUM, BLACK

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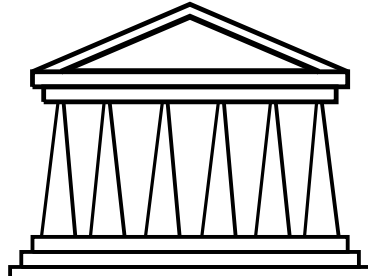
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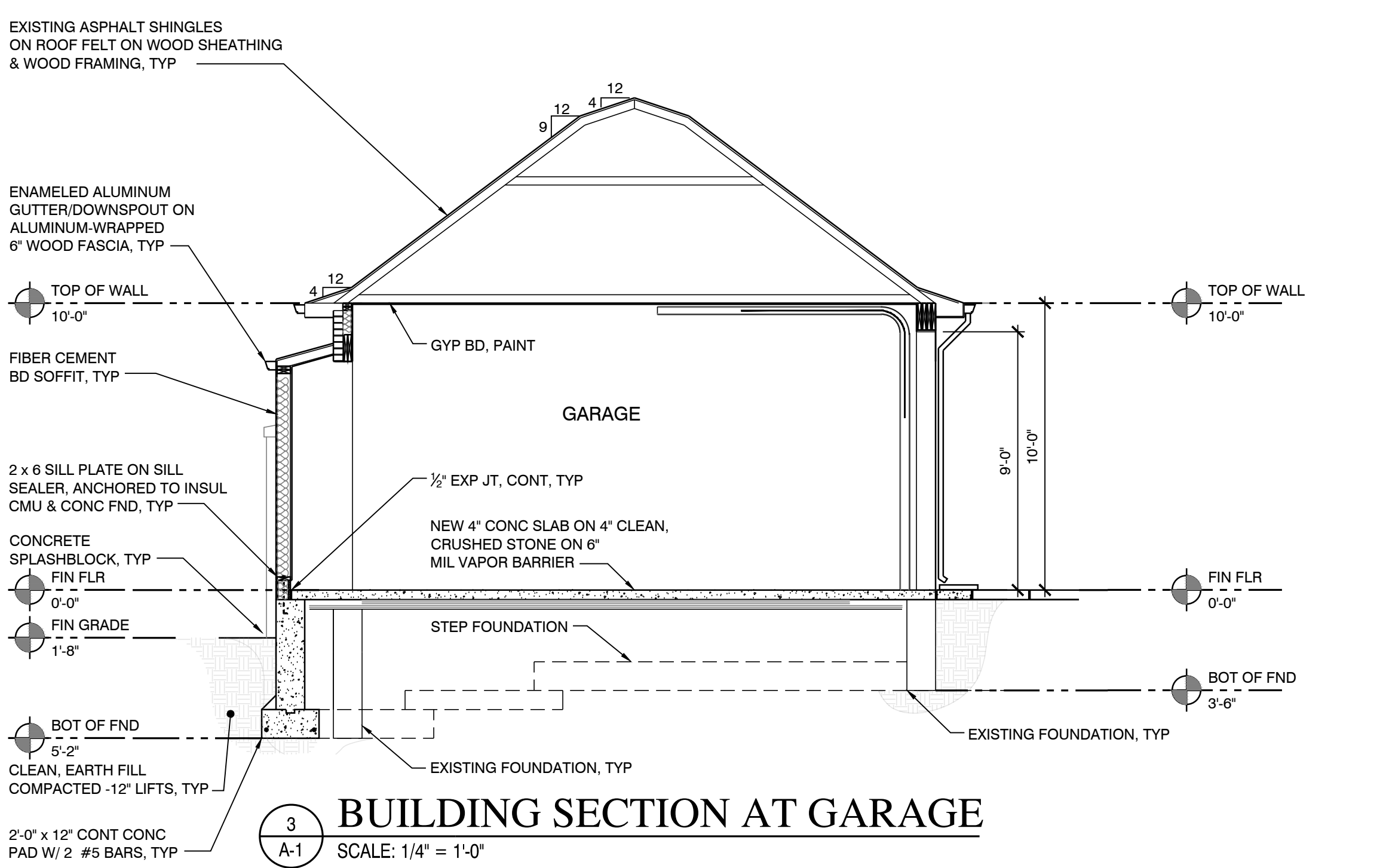
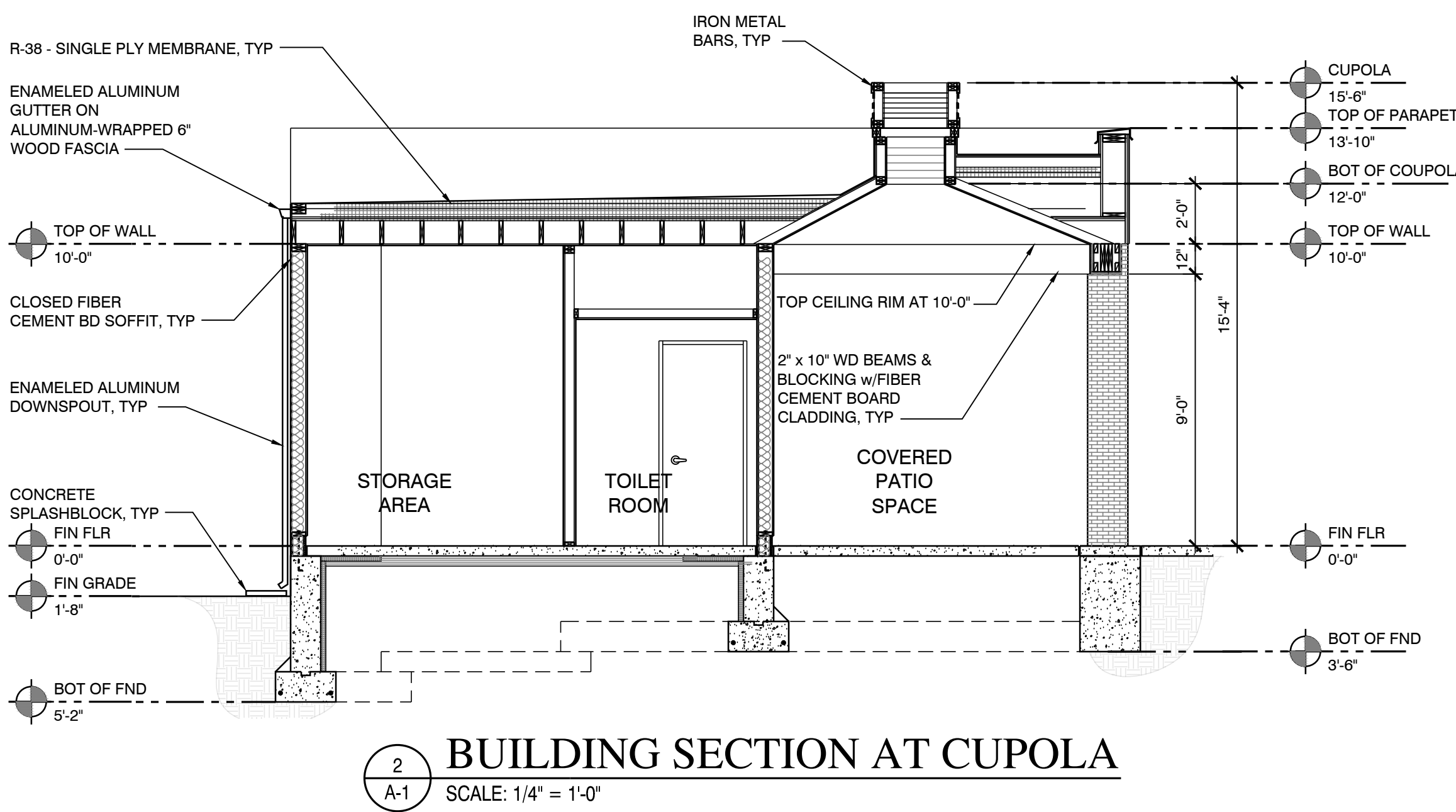
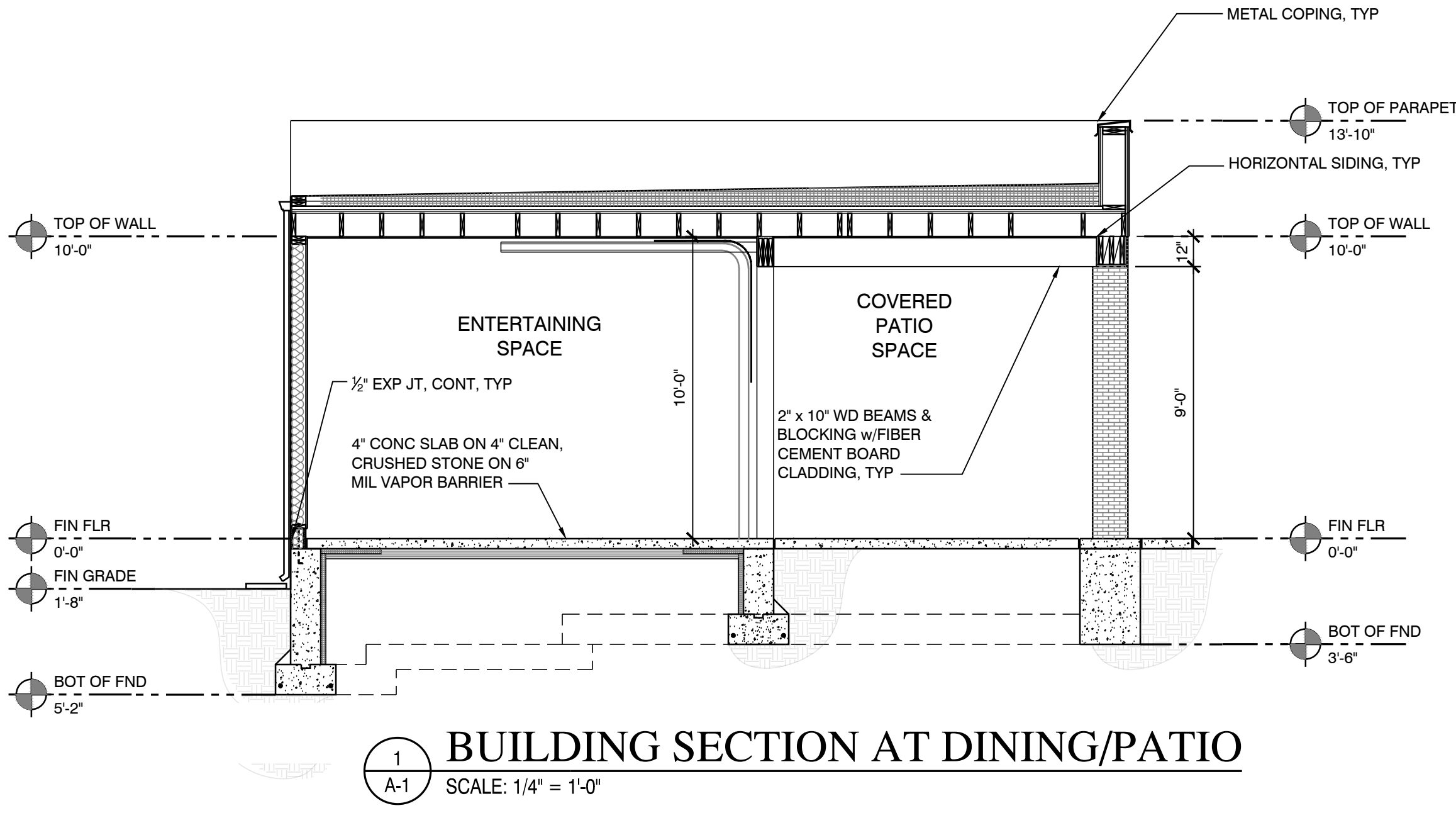
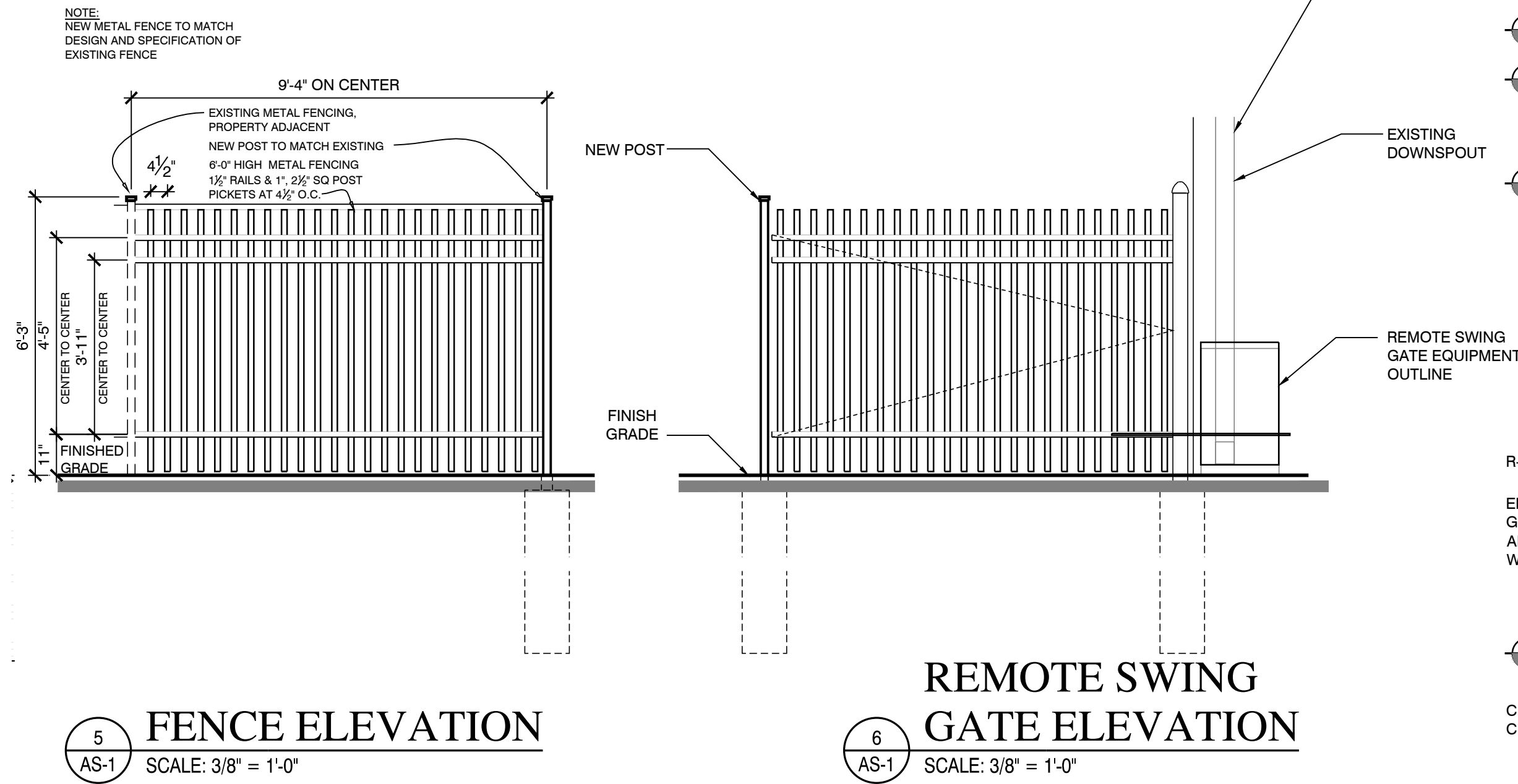
JOB NO. SHEET NO.
1553 A-2

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	CONST DOCUMENTS	10/07/2019
	HDC REVIEW - 2	12/20/2019

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SHEET DESCRIPTION:
BUILDING SECTIONS

DRAWN:	CHECKED:
EEM	SCF
SCALE:	1/4" = 1'-0"
DATE:	12 AUGUST 2019
JOB NO	SHEET NO
1553	A-4

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Structural Assessment Report

2224 Seminole, Detroit Michigan 48214
Indian Village Historic District
Residential Accessory Structure

Prepared By: Steven Flum, AIA

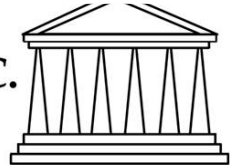
9/19/2019

*The structural assessment report is based on The Secretary of the Interior's Standards
for the Treatment of Historic Properties, Preservation Brief 35.*

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2	ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY
3-6	STRUCTURAL CONDITION ASSESSMENT
P1 – P11	PHOTOGRAPHS
A1 AND A2	ILLUSTRATIONS

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INTRODUCTION

Property Address: 2224 Seminole, Detroit Michigan 48214

Parcel Number: 17007597

Building Type: Single family home and detached garage

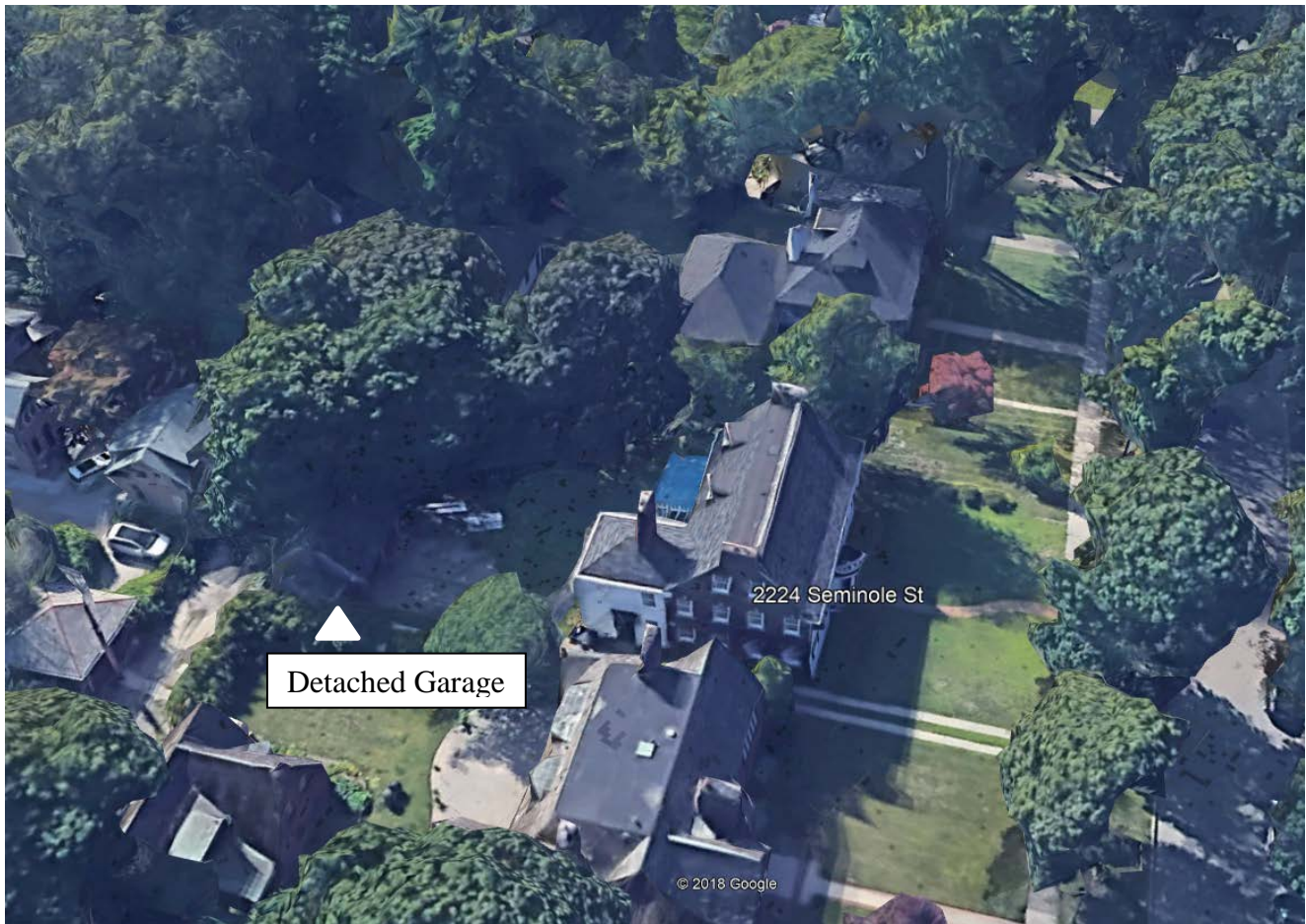
Property Owner: Benson & Hillary Brady

Property Historic Registries: Indian Village Historic District, National Register of Historic Places in 1972

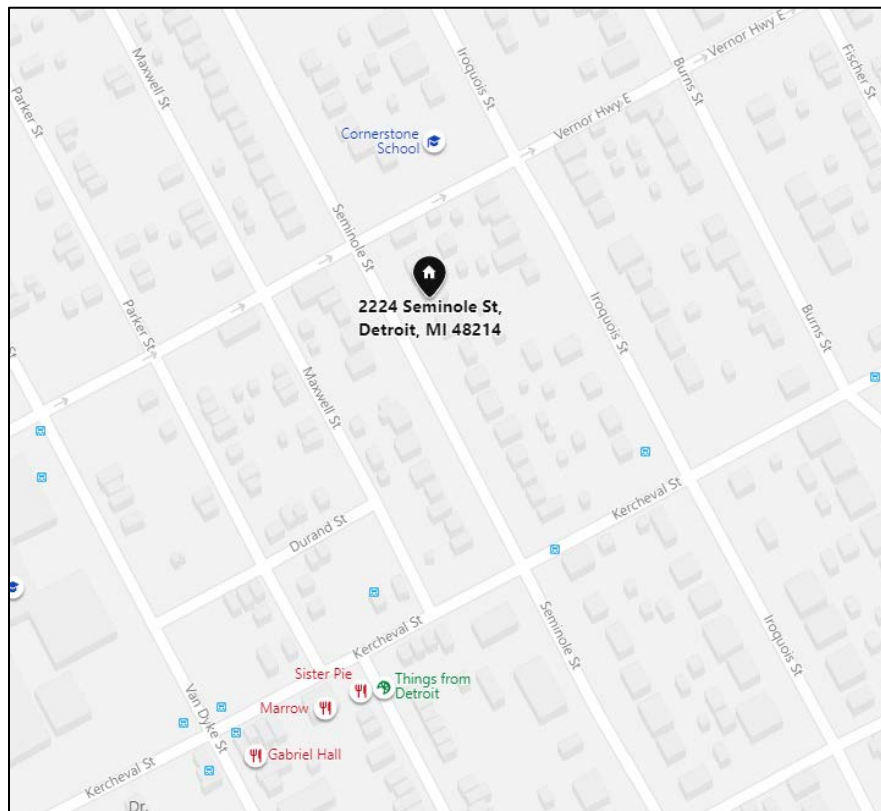
The purpose of this structural assessment is to evaluate the existing detached garage, alley screen wall and rear yard trees. This report will document the physical conditions of the historic resource. The assessment is based on The Secretary of the Interior's Standards for the Treatment of Historic Properties, Preservation Brief 35.

The detached garage, alley screen wall and rear yard trees were inspected, field measure and photographed.

This report is being done to document the existing conditions of the garage, screen wall and trees. This documentation is in conjunction with the proposed new garage and fencing for the rear yard of the residence.



SATELLITE IMAGE



VICINITY MAP

ARCHITECTURAL SIGNIFICANCE

THE NEIGHBORHOOD:

Indian Village is a historic, affluent neighborhood located on Detroit's east side, bound to the north and south by Mack Avenue and East Jefferson Avenue, respectively, along the streets of Burns, Iroquois, and Seminole. The district was listed on the National Register of Historic Places in 1972.

The district has a number of architecturally-significant homes built in the early 20th century. A number of the houses have been substantially restored, and many others well kept up. Bordering Indian Village to the west is West Village, with additional historic homes, townhouses and apartments.

Many of the homes were built by prominent architects, such as Albert Kahn, Louis Kamper and William Stratton, for some of the area's most prominent citizens, such as Edsel Ford. A lot of homes are very large, with some over 12,000 square feet. Many have a carriage house, with some of those being larger than an average suburban home. Some of the houses also have large amounts of Pewabic Pottery tiles.

Indian Village has very active community organizations, including the Indian Village Association, Men's Garden Club & Women's Garden Club. The neighborhood contains many historic homes including that of automotive entrepreneur Henry Leland, founder of Lincoln and Cadillac, who resided at 1052 Seminole St.

THE HOME:

The Alfred Bell Moran House as built in 1912, based on City of Detroit records.

Herman & Simons were the architect for 2224 Seminole. Aloys Frank Herman & Howard Thomas Simons designed seven other homes in Indian Village Historic District, according to historicroetroit.org.

Alfred Bell Moran, a direct descendant of the French Moran family, some of the earliest settlers and landowners in Detroit, was the Secretary of the Peninsula Stove Company. Prior to becoming the Motor City, Detroit was known as the Stove Capital of the world.

Other notable residents include Frederick Sweet Stearns (1923-1924) who was the Vice President and Treasurer of the Frederick Stearns Pharmaceuticals Company, which was started by his grandfather in 1856. The original manufacturing building is now "The Lofts at Rivertown" on East Jefferson.

Robert Cabel Graham and his wife, the former Bertha E. Hack, lived here 1925-1929. Robert Graham was one of the three Graham brothers of the Graham-Paige Motors Corporation.

ARCHITECTURAL STYLE:

The home and detached garage were both designed in the Colonial Revival style. The garage is a one-story brick structure symmetrical in appearance, with its two garage door openings facing the rear of the home. There is a chimney on the north side with a shed wing. The shed may or may not be original to the structure. The shed and garage have separate person entry doors. The main garage roof is a gambrel roof and the shed has a three sided mansard roof. There are window openings on the south side of the garage that have been filled in with glass block. The shed has one window.

STRUCTURAL CONDITION ASSESSMENT

1. RESOURCE DESCRIPTION:

The elements, feature and spaces that make up the resource are all original except for:

- Asphalt roofing
- Aluminum gutters and downspouts
- Aluminum sectional overhead garage doors
- Wall mounted exterior light fixture between garage doors
- Glass block windows
- Wood trimmed column supporting roof overhang at garage / shed entry
- Concrete masonry unit screen wall along alley

Property Description

Type of Construction: Brick exterior load bearing wall with wood framed roof and attic floor.

Building Classification: Residential accessory structure

House and Garage Age: 1912

Foundation: Concrete stem wall and slab

Roof Type: Main garage roof is a gambrel roof. The side shed has a three sided mansard roof.

Roof Cover: Asphalt shingles

Roof Construction: Wood framed

Wall Finish Exterior: Brick

Wall Finish Interior: Plaster over brick

Wall Construction: Brick load bearing wall with gable ends walls wood framed with brick veneer above the attic floor line.

Landscape: CMU screen wall, vinyl fences, lawn and concrete driveway

Interior Condition: Cracking and falling plaster caused by the structural problems

Flood Data: Not Applicable

2. EVALUATION OF RESOURCE CONDITIONS:

Structural Assessment

Collapsed or off foundation:

- Poor Condition. The shed show signs of the exterior wall shifting and is in need of reconstruction (Picture #8, #15-#19).
- Poor Condition. The CMU alley screen wall leaning towards the alley and is in danger of collapsing. (Pictures #20 and #21).

Leaning / other structural damage:

- Poor Condition. The shed foundation and walls showing signs of imminent failure (Pictures #4, #5, #15-#19).
- Poor Condition. The southwest corner of the garage exterior brick wall is cracking. The cracking is telegraphing the entire width of the wall. Evidence of this is shown on the interior plaster wall which has the same wall cracking location and pattern (Pictures #9 and #10). It is unclear if this damage was caused by water infiltration or the foundation failing at the southeast corner of the garage.
- Poor Condition. The CMU screen wall is also showing signs of imminent failure (Pictures #20 and #21)

Damage to window / door

- Poor Condition. The shed shifting wall and foundations have damaged the window and door openings making them inoperable. (Pictures #4, #5, #15-#19).

Chimney, parapet, or other falling hazards

- Good Condition. The Chimney is intact
- Poor condition. The CMU screen wall is leaning out and showing signs of imminent failure (Pictures #20 and #21)

Roof damage

- Good Condition. There are newer asphalt roof, metal flashing, gutters and downspouts (Pictures #1, #2)

Foundation damage:

- Poor Condition. The shed show signs of failure with walls cracking and door and window shifting (Pictures #8, #15-#19).
- Poor Condition. The southwest corner of the garage foundation is failing with signs of brick cracking (Pictures #9 and #10).
- Poor Condition. Existing tree is causing damage to the south garage foundation (Pictures #5 and #6)
- Poor Condition. Existing tree is causing damage to the CMU screen wall and is leaning out over the alley right of way (Pictures #20 and #21)

Damaged cladding, brick:

- Fair Condition. The brick masonry has been tuck-pointed in places. Additional tuck-pointing is needed including reconstruction of the shed walls and openings (Pictures #1-#4, #8, #9, #15-#18)

Damaged electrical / mechanical systems

- Good Condition. The electrical has been upgraded with a new panel. There is no existing mechanical or plumbing systems in the garage.

Landscape damage

- Poor Condition. There are three maple trees in the rear yard causing damage. The first tree is approximately 20" in diameter and is located next to the south wall of the garage. The tree is causing damage to the garage wall and foundation, cracking the alley CMU screen wall and foundation and possible damage to the sanitary line beneath the tree. (Pictures #5, #6). The second tree is approximately 12" in diameter and is located next to the alley CMU wall. The tree and its root system has pushed out the wall and will collapse in the alley right of way (Pictures #20, #21). The third tree is approximately 30" in diameter and is the largest and most mature tree on the property. The tree and its long branches are a threat to the house to the garage and the neighbor's property.

Estimate Building Damage: 60% of the structure**3. LIMITATION OF VISUAL INSPECTIONS:**

There were not limitations in surveying and making assessments for this report.

4. RECOMMENDATIONS:

The investigation, documentation and this report find the following elements as Critically Deficient. There are advanced deterioration and imminent structural failure present:

- Shed wing structure on the north side of garage is in structural failure.
- Brick masonry load bearing walls needs replacement and or tuck-pointing.
- Southwest corner of garage is in advanced deterioration with signs of foundation failure.
- Alley screen CMU wall and foundation is in imminent structural failure.
- Large mature trees in the rear yard are undermining foundations, putting masonry walls into structural failure and causing problems with the existing sanitary line.

The professional recommendation is to replace the detached garage, alley wall, trees and repair or replace the sanitary line. The estimated cost to replace as-built is \$230,000.

5. ARCHITECT'S ENDORSEMENT / CERTIFICATION:

Being a certified professional architect and historic architect by the State of Michigan. I submit this historic structure assessment and report as a matter of fact. Any questions or comments regarding this report please feel free to contact me.

Respectfully submitted,



Steven Flum, AIA
President, Steven C. Flum, Inc.



1-West Elevation



2-East Elevation at alley
2224 Seminole



3-South Elevation



4-North Elevation
2224 Seminole



5-South Elevation Tree Encroachment



6-South Elevation Tree Encroachment



7-Southeast corner masonry issue



8-Northwest corner masonry issue

2224 Seminole



9-Southwest corner masonry issue



10-Southwest corner interior masonry issue

2224 Seminole



11-Interior garage shared wall with shed addition



12-Interior garage looking towards south exterior wall
2224 Seminole



13- Interior wall deterioration at shed addition



14-Garage attic
2224 Seminole

15- Shed Addition
structural issue



16- Shed Addition structural
issue

17- Shed Addition structural
issue



18- Shed Addition
structural issue



19-Interior of Shed Addition

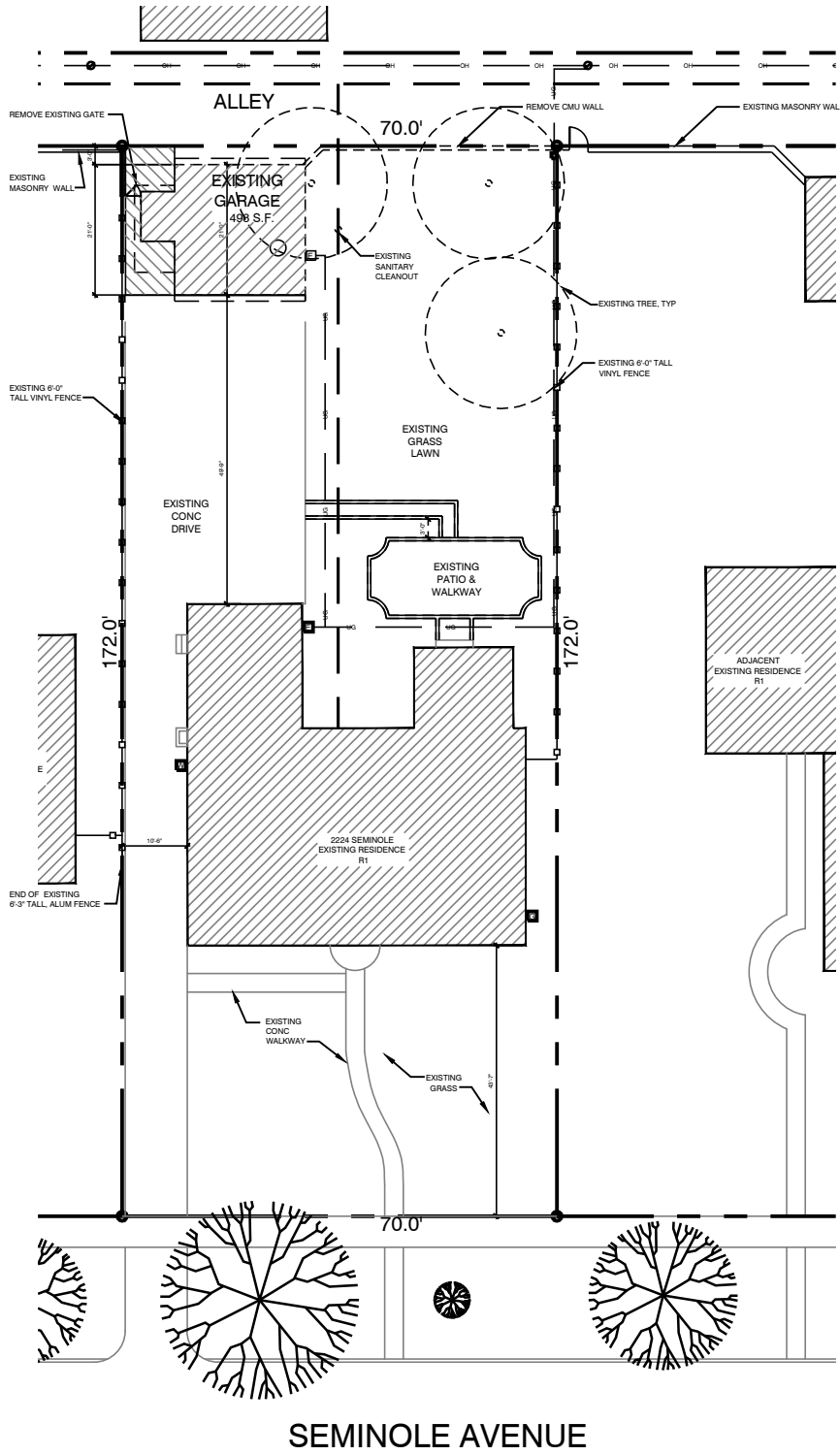
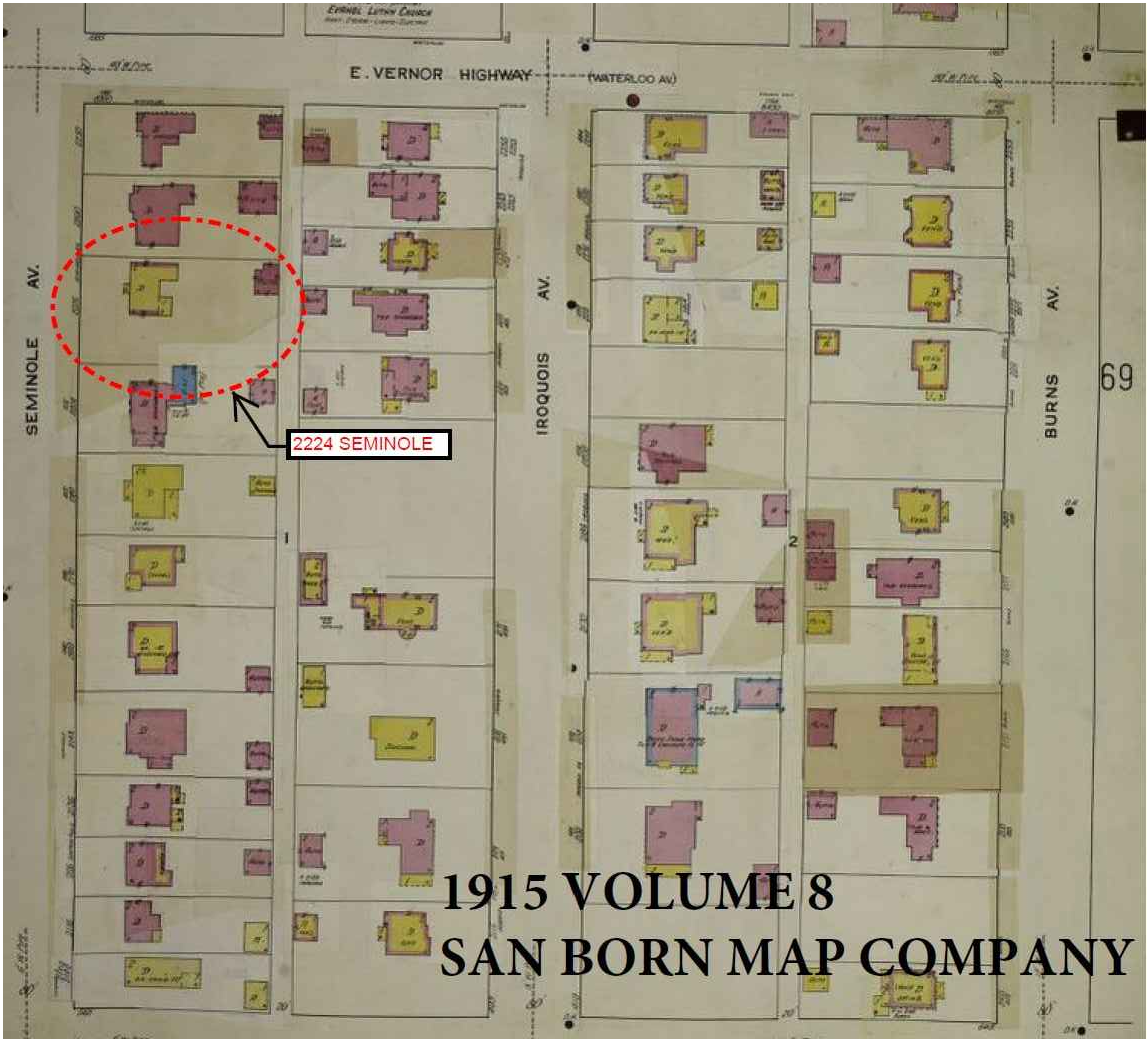


20-Retaining / Privacy Wall Failure



21- Retaining / Privacy Wall Failure

2224 Seminole



SEMINOLE CARRAGE HOUSE

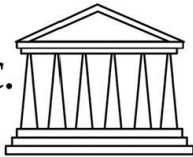
2224 SEMINOLE AVENUE

DETROIT, MICHIGAN 48214

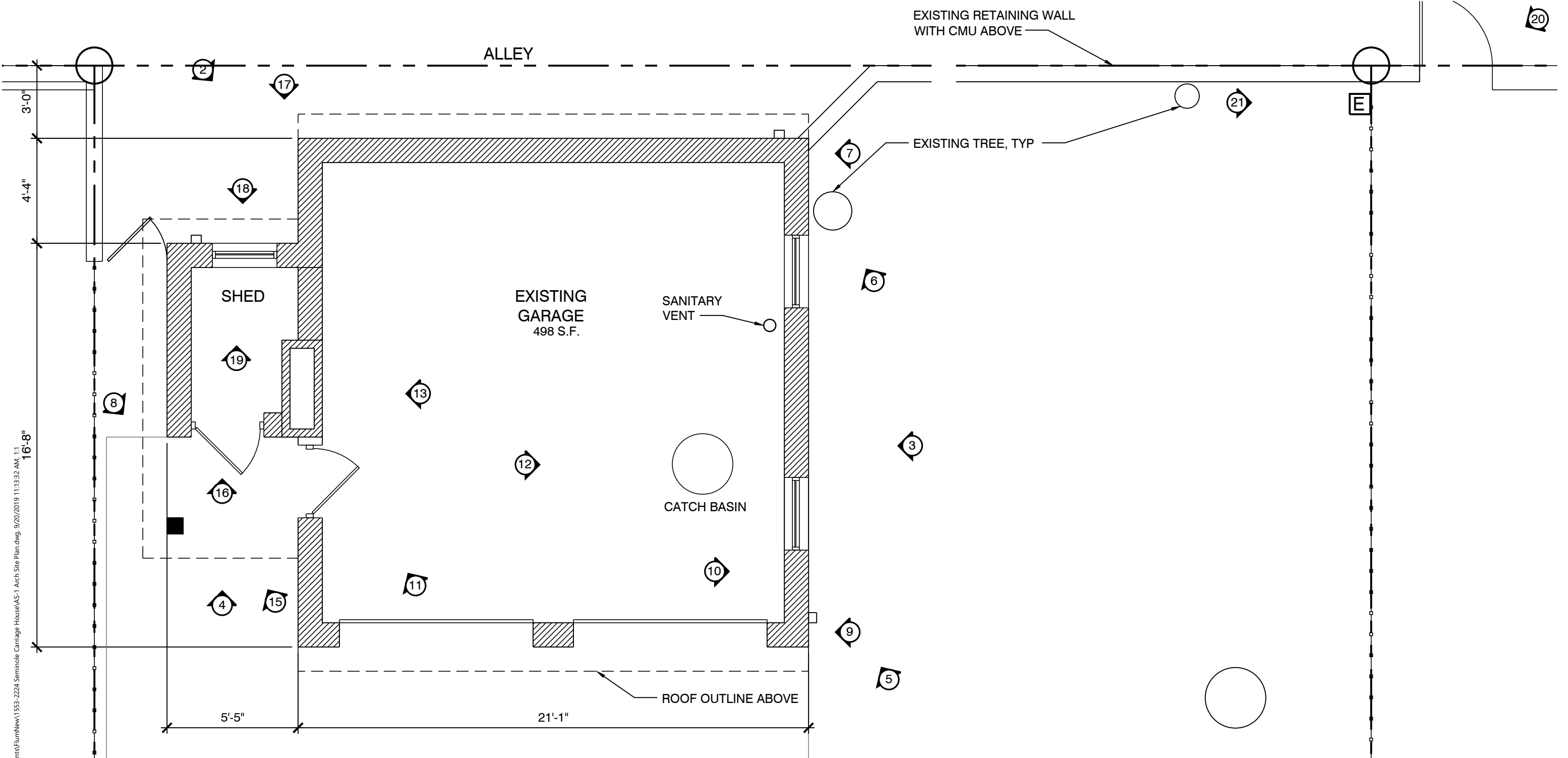
DATE: SEPTEMBER 19, 2019



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VM: 313.831.2844 WEB: stevenflum.com



A-1



SEMINOLE CARRAGE HOUSE

2224 SEMINOLE AVENUE

DETROIT, MICHIGAN 48214

DATE: SEPTEMBER 19, 2019

1
SK-1

FLOOR PLAN

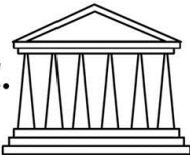
SCALE: 1/4" = 1'-0"



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A-2

● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



View all HardiePlank Lap Siding Products

*9.25 in. only available primed.
**12 in. only available primed and in select areas.

● HardieTrim® Boards

HardieTrim® Batten Boards



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80

Available Colors



View all HardieTrim Boards

REPORT



HERITAGE® IR

LAMINATED ASPHALT SHINGLES

PHILLIPSBURG



**A NEW
CLASS OF
SHINGLE**

**CLASSIFIED BY UL FOR COMPLIANCE WITH
UL 2218 CLASS 4 IMPACT RESISTANCE**



REPORT

Rustic Black



Rustic Black
Classic Colors



Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors. Inspired by the woodsy browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.

Thunderstorm Grey
America's Natural Colors



Shingles are just the beginning. TAMKO offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

See back for details.

Thunderstorm Grey



SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

- Heavy-weight Fiberglass Mat Construction Backed with Non-woven Polyester Sheet
- UL Classified for Impact Resistance – UL 2218 Class 4*
- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Random-cut Sawtooth Design
- UL Listed for Class A Fire Resistance
- UL Classified for Wind Resistance: ASTM D7158, Class H and ASTM D3161, Class F
- UL Evaluation Reports: UL ER2919-01 and ER2919-02
- UL Classified in accordance with ASTM D3462 and ICC-ES Acceptance Criteria A438
- Heritage® IR – Limited Lifetime Warranty and Arbitration Agreement. See TAMKO's Limited Lifetime Warranty for complete details

*HERITAGE IR SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 4 IMPACT RESISTANCE. UL 2218 TESTING UTILIZES A DROPPED STEEL BALL WHICH MAY NOT CORRELATE WITH REAL WORLD ROOFTOP EXPERIENCE WITH THE IMPACT OF STORM DRIVEN HAIL OR OTHER OBJECTS.



IMPORTANT ACCESSORIES

The beauty of your roof is only half the story. Underneath are several additional layers. TAMKO offers a variety of accessories for your roof.

- 1 Ice & Rain Underlayments
- 2 Underlayments
- 3 Shingle Starter
- 4 Cements & Sealants
- 5 Heritage Shingle Options
- 6 Ventilation
- 7 Hip & Ridge Shingles

The above illustration shows the placement of important accessories for new roof installation and is not meant to show proper installation techniques. Visit tamko.com to download product application instructions.



BUILDING PRODUCTS FOR THE PROFESSIONAL.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including Heritage® Laminated Asphalt Shingles, Elite Glass-Seal® 3-tab Shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, Envision® Composite Lumber, EverGrain® Composite Lumber, Marquee Railing® and Tam-Rail® Railing Systems.



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PRIOR TO MAKING YOUR FINAL COLOR SELECTION, TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OF THE SAME SHINGLE COLOR AND MANUFACTURING PLANT YOU ARE CONSIDERING FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. AS COLORS VARY BY REGION, YOU MAY WANT TO VISIT WWW.TAMKO.COM AND VIEW COLORS AVAILABLE BY ZIP CODE. HOUSE PHOTOGRAPHY IN THIS BROCHURE MAY HAVE BEEN DIGITALLY MODIFIED OR CREATED USING PHOTOGRAPHS OF ACTUAL SHINGLES. PRINTED REPRODUCTION OF THE SHINGLE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT. PRIOR TO INSTALLING THE SHINGLES, OPEN A BUNDLE AND VIEW A FEW OF THE SHINGLES TO BE CERTAIN IT IS THE COLOR YOU SELECTED. TAMKO WILL NOT BE RESPONSIBLE FOR COLOR CLAIMS ONCE THE SHINGLES ARE INSTALLED ON A ROOF.

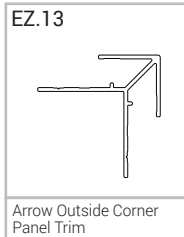
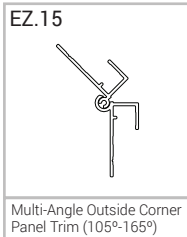
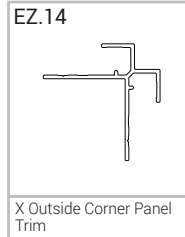
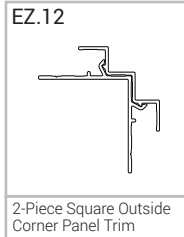
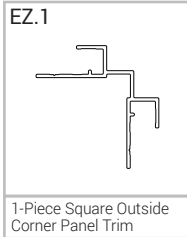
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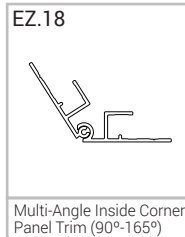
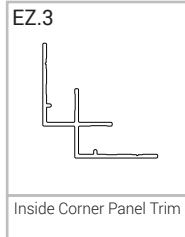
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Fiber Cement Panel System

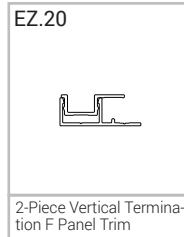
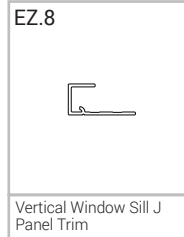
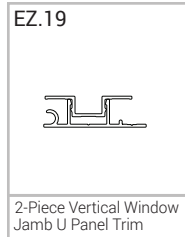
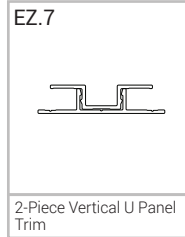
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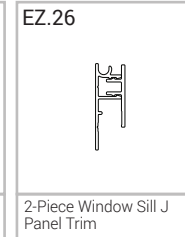
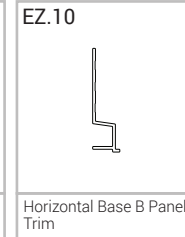
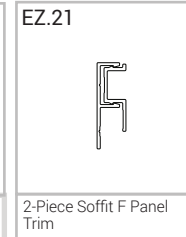
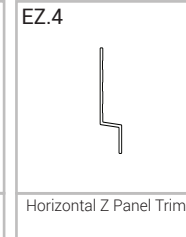
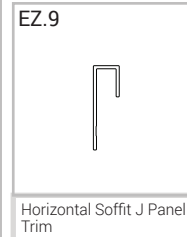
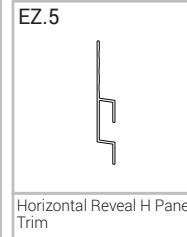
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Vertical Trims

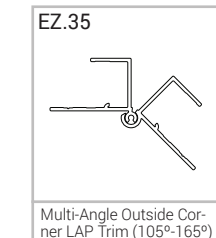
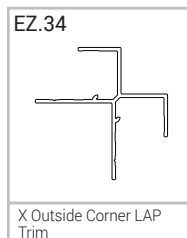
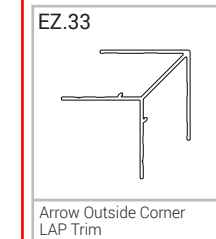
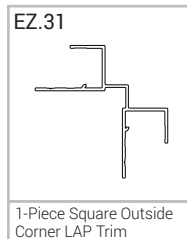


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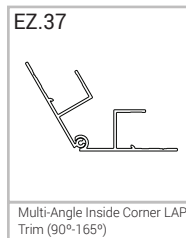
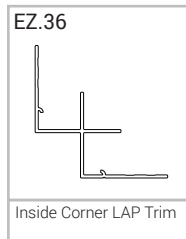


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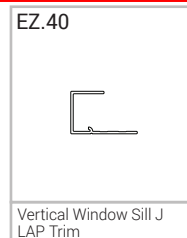
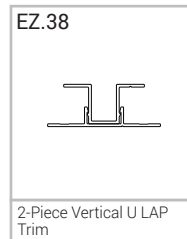
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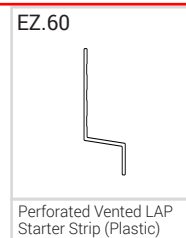
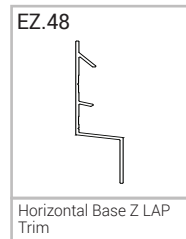
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Vertical Trims

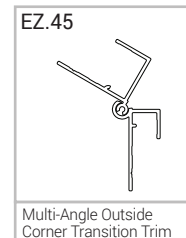
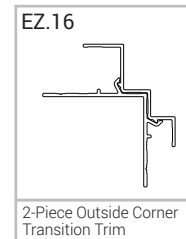


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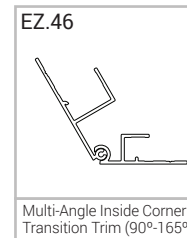
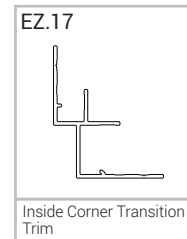


Fiber Cement Transition Trims

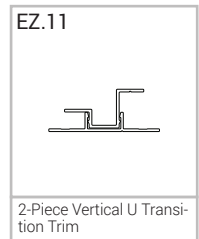
Outside Corners



Inside Corners



Vertical Trims





Master Flow® Slant-Back
Galvanized Roof Louver -
SSB960G

Our premium metal roof louvers, that help to exhaust heat and moisture from the attic.

ABOUT	SPECS	DOCS	VIDEOS
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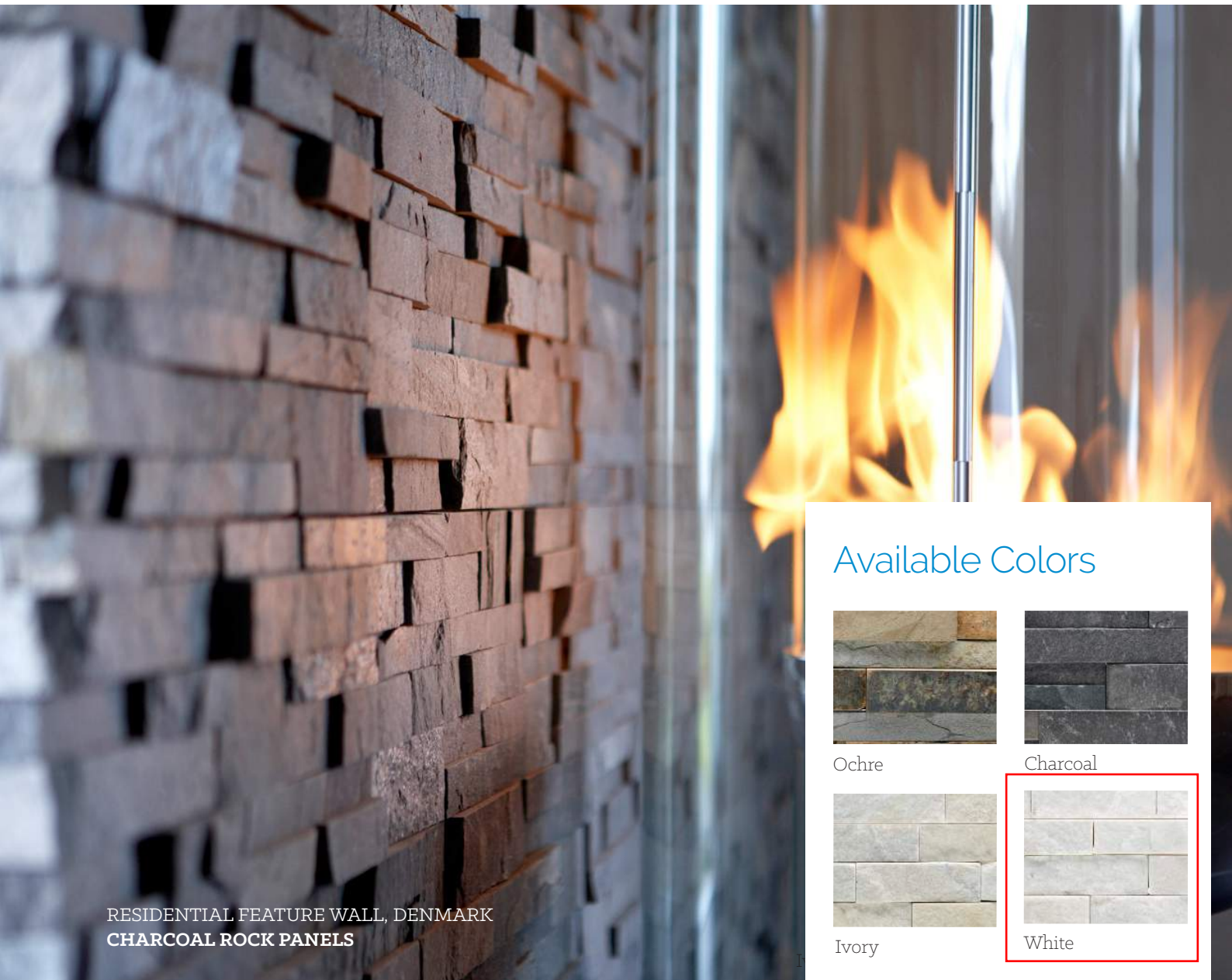
Our best slant-back galvanized roof louver with fully enclosed hood is an excellent choice against weather infiltration, especially in steep-slope applications. 60 sq. in. of NFA to exhaust heat and moisture.

ROCK PANELS

Our Flagship & Award-Winning Series

STACKED STONE MADE SIMPLE

Norstone® Rock Panels are a hand-made stone veneer wall panel system, offering ease of installation and unique alternatives for any vertical applications, interior or exterior. Leveraging the panel concept, this highly calibrated product dramatically increases speed of installation without compromising on the classic look of stacked stone.



RESIDENTIAL FEATURE WALL, DENMARK
CHARCOAL ROCK PANELS

Available Colors



Ochre



Charcoal



Ivory



White



seminole entry



Smooth-Star[®]
S1RCL

DOOR SUMMARY

Project

DOOR TYPE

Entry

DOOR SIZE

3'0" × 6'8"

DOOR FINISH

DOOR CONFIGURATION

Single with Transom

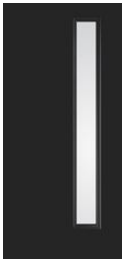
DOOR GLASS



Clear 1 Lite No Grid

Door Configuration

Door Style



Smooth-Star®
S1RCL

Glass Style



Clear 1 Lite No Grid

Finish Option



Onyx

Transom Configuration

Transom Style



Glass Style



Thermacore[®] COLLECTION



Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.



REPORT



Image above: Model 194 8' high, Standard panel, White finish, Stockton 1 windows
Cover image: Model 195 7' high, Flush panel, Terra Bronze finish, vertical Clear Long windows

*The Thermacore® Collection keeps design in mind
and adds comfort to your home by providing protection
from air infiltration and temperature changes.*

Model 198 8' high, Long panel, custom finish, Williamsburg 2 windows

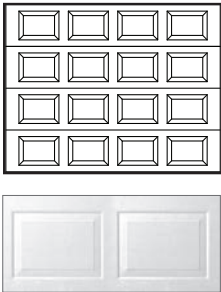


Thermacore® Collection
Door Designs

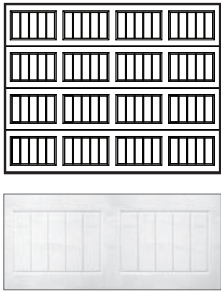
Select your door panel style and color

1 Choose a panel style: Doors shown are 7' tall. The number of sections on 8' doors may vary.

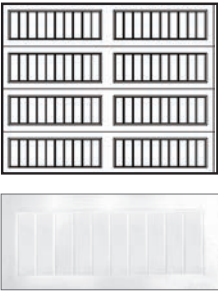
Models 297, 194, 494
Standard (S)



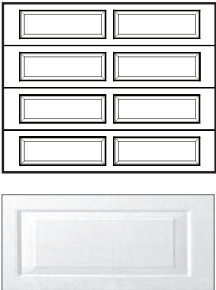
Models 296, 199, 497
V5



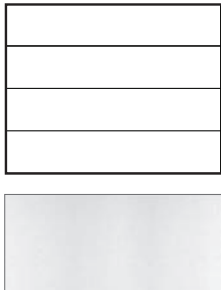
Model 192
V10



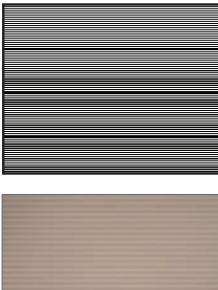
Models 295, 198, 496
Long (L)



Models 298, 195†, 495
Flush (F)



Model 196
Microgroove (M)



†Model 195 with Modern Metallic colors feature a smooth, non-textured finish.

2 Choose a color:

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching. To custom paint your door see instructions in the owner's manual.

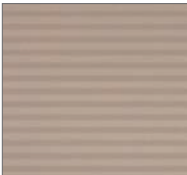
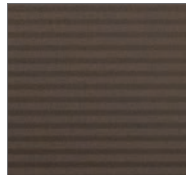

					
White	Almond	Desert Tan	Sandstone	Terra Bronze*	Brown**
					
Hunter Green*	Gray*	Black**			

* Available in 190 series only.
** Available in 190 and 490 series only.
† Only Narrow windows available on these colors.

Textured Wood Grain finishes
Available in Models 192, 194, 198, 199, 494, 496 and 497.

		
Golden Oak	Walnut	Mission Oak

Modern Metallic finishes
Available in Models 195 and 196.

		
Silver†	Dark Bronze†	Black Frost†

Thermacore® Collection
Decorative Accents

Customize your door with color and windows

3 Choose a window style:

Available on **Standard, Flush and V5** panels



Clear Short



Cathedral 1



Ruston 1



Stockton 1



Winston 1



Ashton 1



Madison 1



Sherwood 1



Waterton 1



Williamsburg 1 (8pc)



Cascade 1



Prairie 1



Stockford 1



Williamsburg 1 (4pc)

Available on **Long, Flush, V10 and V5** panels



Clear Long



Cascade 2



Sherwood 2



Stockbridge 2 4-Lite



Stockton 2 6-Lite



Stockton 2 12-Lite



Wyndbridge 2



Ashton 2



Prairie 2



Somerton 2



Stockford 2



Stockton 2 8-Lite



Waterton 2



Williamsburg 2 (4 pc)



Cathedral 2



Ruston 2



Stockbridge 2 3-Lite



Stockton 2 4-Lite



Stockton 2 8-Lite Arch



Williamsburg 2

Thermacore® Collection
Decorative Accents

Customize your door with windows

Carriage style window trim. Available on **Models 194 and 195 only.**



Stockbridge



Stockton



Stockton Arch



Somerton



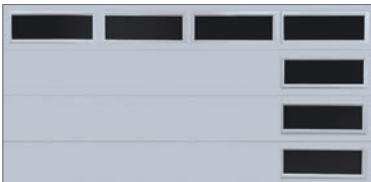
Wyndbridge Arch

Narrow window. Available on **Models 195 and 196** in Modern Metallic finishes only.



Optional window placement:

Vertical window option



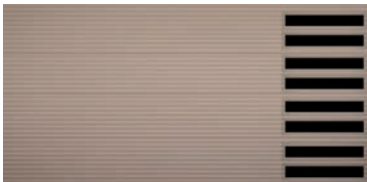
Model 195, Flush panel, double car, Gray finish, Clear Long windows

All window option
(Flush panel only)



Narrow window option

(Flush Model 195 and Microgroove panels only)



Model 196, Microgroove panel, double car, Silver finish, Narrow windows

Windows may be arranged vertically or horizontally on the models found in the 190 and 490 series. Windows must be Clear Short, Clear Long or Narrow. Windows placed in the bottom section of a door must have DSB 1/8", or tempered, or 1/2" insulated glass.

Choose a glass type:

All windows come standard with double strength glass.

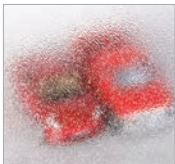
In addition, the Thermacore® Collection offers an array of choices, including:

- Insulated glass – thermal efficiency*
- Tempered glass – enhanced safety
- Clear Lexan® – shatter resistant
- High velocity impact glass – security option
- Obscure glass – light infiltration with privacy
- Solar bronze – UV protection
- 1/2" insulated obscure glass for 190/490 series

* Not available on 290 series.



Clear



Obscure



Satin Etched



Gray Tint



Green Tint



Bronze Tint

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

Thermacore® Collection
Decorative Accents

Customize your door with ornamental hardware

4 Choose your hardware:



Large
Bean
Handle



Large
Spear
Handle



Small
Spear
Handle



Spear Hinge (16" & 18")



Bean Hinge (16" only)



Model 192 7' high, V10 panel, Mission Oak finish with Clear Long windows

5 Choose your opener:



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.

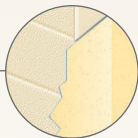


The Thermacore® Collection
steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort to your home, even in extreme climates.

Built better from the inside out



Model 199 7' high, V5 panel, Walnut finish



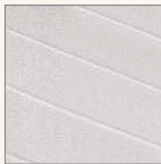
Thermacore® construction
Provides a continuous layer of foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel, for maximum thermal efficiency.



Embossed wood-grain texture
Adds beauty, sophistication and durability



In-between section thermal seals
With an air infiltration rating of up to 0.08 cfm, seals provide superior resistance to the elements.



Durable finish
Hot-dipped galvanized steel with two coats of baked-on polyester paint.



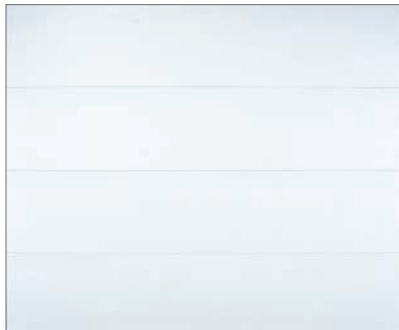
Bulb-type bottom weatherseal
Guards against wind and rain while providing a cushion when closing.

Backing
Interior-side steel backing, standard on Thermacore® products, provides strength and a finished, clean appearance.

Our WindStorm™ wind load-rated system
Available on select products to meet regulations for a variety of wind speeds, including hurricane-force winds, and meet the most stringent local building codes.

Models	295(L) 296(V5) 297(S) 298(F)	192(V10) 194(S) 195(F) 196(M) 198(L) 199(V5)	494(S) 495(F) 496(L) 497(V5)
Polyurethane insulation	•	•	•
R-value*	9.31	12.76	17.5
Steel backing	•	•	•
Warranty	20-year limited	Limited lifetime	Limited lifetime

*R-value is a measure of thermal efficiency. The higher the R-value the greater the insulating properties of the door. Overhead Door uses a calculated door section R-value for our insulated doors.



Transform Your Home with the DoorView® visualization tool.

Go to overheaddoor.com to try our on-line interactive software tool that lets you visualize what your home would look like with a Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



Limited Warranty.

Thermacore® Collection garage doors are backed by up to a limited lifetime non-transferable warranty.*

* Warranties vary by model, and are available upon request. See full text of warranty for details.

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

REPORT *Modern Aluminum Collection*

Sleek, sophisticated garage doors

The Modern Aluminum Collection combines glass and aluminum for unparalleled visual appeal, strength and light infiltration.

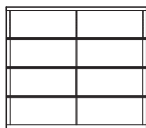
Frame options

Model 511 **Standard frame**

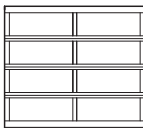
511 Series frame features a narrow width and offers an array of frame finishes and special custom options in door sizes up to 16'0" wide.

Model 521 **Heavy-duty frame**

521 Series frame features a wider, heavy-duty frame in door sizes up to 26' wide. The 521 Series can also be fitted to meet wind load building requirements.



Model 511



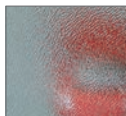
Model 521

Glass types

Double Strength (DSB) glass comes standard. In addition we offer an array of choices to complement your home. Insulated glass available.



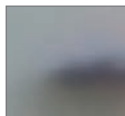
Double Strength (DSB) *



Obscure*



Satin Etched*



Impact Frosted Polycarbonate

Specialty Glass

- Laminated White
- Low E Glass*
- Tempered Glass
- Tinted Glass*

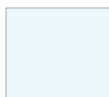
* Insulated options available

Glass alternatives

- Clear Lexan® Polycarbonate**
- Multi Wall Polycarbonate
- Plexiglas® Acrylic**
- Impact Clear and Frosted Polycarbonate - 0.250" min.

Colors

Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze

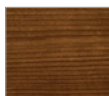


Dark Bronze

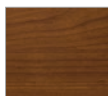
Wood grain powder coat finishes (Model 521 only)



Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Powder coat finishes

Select from approximately 200 color options to best match your home.





Between section seals

Offer additional weather-resistance.



Commercial-grade aluminum frame

Low-maintenance and corrosion resistant.

Up to a limited
1-year warranty

Design flexibility

Available in a variety of vertical rail widths and horizontal stile widths to complement the style of your home.

Stylish hardware

Hinges and fixtures are galvanized to maintain a contemporary look.

Solid aluminum panels are also available.



CHANDELIERS	CEILING LIGHTS	WALL LIGHTS	LAMPS & SHADES	OUTDOOR LIGHTS	RUGS	HOME DECOR	INSPIRATION	NEW ARRIVALS
-------------	----------------	-------------	----------------	----------------	------	------------	-------------	--------------

Home / OUTDOOR LIGHTS / All Outdoor Lights / Homesteader Seeded Glass Outdoor Wall Lantern - 3 Light



HOMESTEADER
SEEDED GLASS
OUTDOOR
WALL
LANTERN - 3
LIGHT

SKU OL11003A
\$259.00

- In stock and ready to ship

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+ Add to Wish List

Description

With a silhouette steeped in tradition, then streamlined for the present, this lantern comes with a dark bronze finish with gold trimmed edges and seeded glass panels for a modern classic! Stationary on curled metal hook. Open bottom for easy cleaning and bulb replacement. 3x60 watts. (candle base socket)(20.5"Hx9"Wx12.5"D) Backplate Dimension 9.5"H by 4.5" W Wet Location Rated.

- Actual Finish: Bronze
- Actual Size: 24.5"Hx10"Wx13.5"D
- Finish: Bronze

- **Indoor-Outdoor:** Yes
- **Material:** Glass, Metal
- **Number of Lights:** 3
- **UL Listing:** Wet
- **Color:** Bronze

California Residents See PROP 65 WARNINGS ▾

Reviews ☆☆☆☆☆ Write a review

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VIEW ALL



HOMESTEADER
SEEDED GLASS
OUTDOOR WALL
LANTERN
\$105.00



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SEEDED GLASS
OUTDOOR
HANGING LANTERN
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HOMESTEADER
SEEDED GLASS
OUTDOOR POST
LIGHT
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YOU MAY ALSO LIKE

Pitch LED Indoor/Outdoor Wall Sconce

By Tech Lighting

\$188.00 - \$224.00

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FREE GIFT WITH CODE: Use code **TECH** at checkout and receive a FREE [Boxie Flushmount](#) with \$350+ Tech Lighting purchase during the LED Event. Limited time only.

FRIENDS & FAMILY SALE: Use coupon code **BFF** at checkout to TAKE 10% OFF purchases over \$500 or TAKE 15% OFF purchases over \$1,500 during the Friends & Family Sale. Limited time only! [SEE DETAILS](#)

Finish:



Black



Bronze



Charcoal



Silver

Voltage: 277 Volt

120 Volt

120 Volt

277 Volt

277 Volt

ADD TO PROJECT



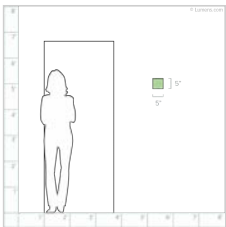
Details

The Tech Lighting Pitch LED Indoor/Outdoor Wall Sconce features a simple square wall sconce with a dramatic angle projecting light suitable for both indoors or outdoor applications. The energy efficient illumination will provide ample lighting for either a hallway or outdoor space. This fixture utilizes an LED light source, a modern and energy efficient lighting alternative.

Tech Lighting, headquartered in Skokie, IL, is known for their innovative lighting systems and exquisite lighting designs. Their passion for art, sophistication and imagination is balanced by rigorous testing and quality control in the creation of their line-voltage and low-voltage lighting, including the Tech Lighting FreeJack and monorail systems and track heads.

The Pitch LED Indoor/Outdoor Wall Sconce is available with the following:

- Details:
- May be mounted up or down
 - Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing
 - Material: Die-Cast Metal



SEE SCALE DRAWING



REPORT le when used with Electronic low voltage (ELV) dimmer dimmers(not included)

- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made In China

Options:

- **Finish:** Black, Bronze, Charcoal, Silver
- **Voltage:** 120 Volt, 277 Volt

Lighting:

- 120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours

Compare Brightness:



Dimensions:


- **120 Volt Option Fixture:** Width 5", Height 5", Depth 3.9", Weight 1.66Lbs
- **277 Volt Option Fixture:** Width 5", Height 5", Depth 3.9", Weight 1.66Lbs

Manufacturer IDs: view

California Residents: Prop 65 regulations

Need help with some of our terminology? Check out **Lumens' Lighting & Design Glossary**.

YOU MAY ALSO LIKE



Bloc LED Indoor/Outdoor Wall Sconce
By Modern Forms

From: \$269.00



Angle Outdoor LED Wall Sconce
By George Kovacs

From: \$165.95



STAFF REPORT 10-09-2019 REGULAR MEETING
APPLICATION NUMBER: 19-6449
ADDRESS: 2224 SEMINOLE STREET
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: STEVEN FLUM
DATE OF COMPLETE APPLICATION: 09-20-2019
STAFF SITE VISIT: 09-25-2019

PREPARED BY: A. PHILLIPS

SCOPE: DEMOLISH EXISTING GARAGE, ERECT NEW GARAGE/ENTERTAINMENT COMPLEX

EXISTING CONDITIONS

The building located at 2224 Seminole Street is a 2 ½-story single-family residence constructed in 1912. The structure is clad in painted lapped wood siding and variegated red brick. The house features wood and cast stone detailing. The side-gabled roof is covered in dark gray asphalt shingles and includes two large chimneys, one at each end of the facade. The rear elevation of the roof contains two small dormers. A small portico makes up the front entrance of the building and is centered within the symmetrical front façade.

A detached two-car garage exists behind the house at the northeast corner of the lot and is clad in red brick. The garage features a gambrel roof which is covered in dark gray asphalt shingles. Additionally, a chimney as well as a small shed wing is located at the north (side) elevation of the garage. Two original window openings, now infilled with glass block, exist at the south (side) elevation facing the rear yard. Each opening features a brick arch at the top of the opening. The garage is accessed via a concrete driveway located directly to the north of the house.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval **to demolish the (1) existing detached garage, (2) screen walls, and (3) trees and erect a new detached garage with entertaining room and covered patio, and the installation of an underground pool per the attached drawings and application.** Included in the proposal are the following scope items:

- Demolish existing garage in its entirety
- Demolish CMU site wall at the rear of the lot
- Remove (3) existing trees – (1) located directly adjacent to existing garage on the south façade, (1) located at the southeast corner of the lot, and (1) located approximately mid-yard on the south edge of the lot
- Demolish existing concrete patio and walkway at the rear of the house
- Erect new detached garage with entertaining room, toilet, and covered patio to include:
 - **West Elevation (front)**
 - (2) Overhead 10' x 8' insulated garage doors with an 8-lite panel at the top of the doors with dormers above at the north end of the massing
 - Cupola with copper weathervane at the center of the roof surface
 - Covered patio at the south end of the massing with overhead 14' x 8' glass panel door and a brick BBQ/cooking structure on the exterior patio.
 - Fenced storage area to be enclosed with a 6' tall two-tone gray privacy fence & gate to match existing vinyl fence
 - **North Elevation (side)**
 - 3' space between lot line and massing of new structure
 - **East Elevation (back/alley)**
 - New vinyl gate to match existing – two-tone gray privacy gate
 - (3) new concrete steps down to the alley surface
 - Multiple roof vents at roof surface
 - New concrete retaining wall at storage area with new two-tone gray privacy fence and gate to match existing
 - **South Elevation (side)**
 - Pedestrian door, transom, and entry awning centered below peak of gable roof. Door to be 2-panel door with lite panel at upper third of door
 - **Roof**
 - 12/4 Side-gabled roof over entire massing
 - 12/12 Gabled roofs over (2) dormers
 - 12/4 Gabled roof at covered patio area
 - **Site Modifications**
 - New underground utilities from house to new structure
 - New concrete slab and apron at new construction
 - **Materials**
 - **Siding:** 6" and 12" fiber cement smooth lap board siding to match house (Color: C:1—Light Bluish Gray)
 - **Trim:** 4" fiber cement smooth trim to match house (Color: C:4—Yellowish White)
 - **Roofing:** Laminated asphalt shingles (Color: Heritage IR – Rustic Black)
 - **Windows (at dormers):** Fixed-sash divided lite (Color: B:19 – Black)
 - **Weathervane:** Copper 24 ga., 36"L x 18" H
 - **Gable Vents:** Triangle aluminum gable vents (Color: White – to match trim)
 - **Roof Vents:** Galvanized roof louver (Color: Black)

- **Column Covers:** Square, non-tapered shaft, recessed panel with standard capital & standard base 16"W x 8"H
 - **Light Fixtures:** Outdoor wall lantern, seeded glass, bronze finish (Size: 19"H x 7.5"W x 10.5"D)
 - **Vinyl Fence:** Two-tone gray privacy fence and gate – 6' high
- Installation of 13' x 35' underground pool at the mid-rear yard including:
 - Exposed aggregate decking surround
 - 12" wide cement pool coping
 - New grass/landscape/walkway areas
 - New trees/shrubs located on either side of the rear porch
 - New 6'-3" tall aluminum fence to match existing at north lot line
 - New aluminum driveway swing gate located at front face of house to be single panel aluminum gate 6'H x 10'W (Color: Black). Gate control to be located at northeast corner of house and screened with landscape.

STAFF OBSERVATIONS & RESEARCH

- **Sanborn maps** show a garage (of the same footprint of what is currently existing) in the 1915-1951 map
- Building permit records show a permit for a "dwelling" in 1912 and a permit for a "dwelling & garage" in 1919
- The existing garage is visible from the right-of-way, however, the majority of the rear yard area is not visible from the right-of-way.
- Per the **architect's structure assessment (pp. 4-5)**, the "poor" condition of the southwest corner of the garage may be due either to water infiltration *or* foundation failure.
- The damage to the southwest corner of the garage appears salvageable through repairs to localized conditions without resorting to wholesale demolition.
- The tree located at the southwest corner is likely responsible for some portion of damage to the garage. However, damage caused by the tree was reasonably foreseeable and should have been addressed prior to becoming a problem. Neglect of maintenance should not become a rationale for demolition of an entire building.
- Per the proposed floor plan of the new building, an addition to the existing garage (providing the additional desired uses) could be made at the same time as the structural repairs to the southwest corner.
- Staff concurs that repairs to the shed area at the north (side) elevation may be extensive enough to require significant demolition and reconstruction of that specific element.
- In May, 2018, HDC staff approved the replacement of a chain link fence with a 6' tall two-tone gray vinyl privacy fence.

ISSUES

- The proposed new two-tone gray vinyl fencing does not meet the **Commission's Fence & Hedge Guidelines** as an appropriate fencing material.
- Although it is unknown as to whether the garage was constructed with the house, it is of historic age.
- The existing garage is a contributing character-defining feature of the property and maintains high material integrity despite the structural assessment identifying a lack of structural integrity.
- Partial demolition of the shed portion of the existing garage may be appropriate.

RECOMMENDATION

1. Recommendation for the following scope items:

- ***Demolition of the existing garage in its entirety***
- ***Erection of new garage structure***
- ***Install new 6' two-tone gray vinyl fence along the alley***

It is staff's opinion that the work, as proposed, destroys historic materials that characterize the historic property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness for the work as proposed as it does

not meet the following Secretary of the Interior's Standards for Rehabilitation:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

2. Recommendation for all scope items other than what is listed in recommendation #1 above and #3 below:

It is staff's opinion that the work, as proposed, does not destroy historic materials that characterize the historic property. Staff therefore recommends that the Commission approve a Certificate of Appropriateness for the work as proposed as it meets the following Secretary of the Interior's Standards for Rehabilitation:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. Regarding the following scope items:

- **Removal of (2) trees at rear yard**
 - (1) located at the southeast corner of the lot
 - (1) located approximately mid-yard on the south edge of the lot

Staff is choosing to withhold a recommendation as more information is needed in order to understand the current condition of the trees and the reason they need to be removed.

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-1762

10/15/2019

NOTICE OF DENIAL

Steven Flum
Steven C. Flum, Inc.
3105 Holbrook
Hamtramck, MI 48212

RE: Application Number 19-6449; 2224 Seminole Street, Indian Village Historic District

Dear Mr. Flum,

At the regularly scheduled meeting that was held on October 9, 2019, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of October 15, 2019. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

All work items associated with the demolition of the existing garage and the erection of a new garage and entertainment space does not meet the Secretary of the Interior's Standards for Rehabilitation, Standard Number 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided,* 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence,* and 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Brian D. Conway
State Historic Preservation Officer
Michigan Historical Center
717 W. Allegan Street
Lansing, Michigan 48918-1800

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Ann Phillips
Staff
Detroit Historic District Commission

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-1762

10/15/2019

CERTIFICATE OF APPROPRIATENESS

Steven Flum
Steven C. Flum, Inc.
3105 Holbrook
Hamtramck, MI 48212

RE: Application Number 19-6449; 2224 Seminole Street, Indian Village Historic District

Dear Mr. Flum,

At the regularly scheduled meeting that was held on October 9, 2019, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of October 15, 2019.

The following scope, as per the attached drawings, meets the Secretary of the Interior's Standards for Rehabilitation, Standards number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- Demolish CMU site wall at the rear of the lot and replace with new two-tone gray vinyl privacy fence
- Remove (3) existing trees – (1) located directly adjacent to existing garage on the south façade, (1) located at the southeast corner of the lot, and (1) located approximately mid-yard on the south edge of the lot
- Demolish existing concrete patio and walkway at the rear of the house
- Installation of 13' x 35' underground pool at the mid-rear yard including:
 - Exposed aggregate decking surround
 - 12" wide cement pool coping
- New grass/landscape/walkway areas
- New trees/shrubs located on either side of the rear porch
- New 6'-3" tall aluminum fence to match existing at north lot line
- New aluminum driveway swing gate located at front face of house to be single panel aluminum gate 6'H x 10'W (Color: Black). Gate control to be located at northeast corner of house and screened with landscape.

With the following conditions:

- CMU site wall at rear of the lot to be replaced with a masonry wall rather than a vinyl fence.
- New aluminum driveway swing gate to be located at the rear façade of the house rather than at the front façade.
- HDC Staff has the authority to review and approve the final plans and landscape plans

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips
Staff

Detroit Historic District Commission

Sec. 21-2-103. - Indian Village Historic District.

- (a) An historic district, known as the Indian Village Historic District, was established in accordance with the Resolution of the City Council adopted on June 15, 1971, remained in effect on the date of the enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.

- (b) The boundaries of the Indian Village Historic District are:

The area including Burns, Seminole, and Iroquois (both sides) from the center line of Mack Avenue to the center line of East Jefferson Avenue. (More particularly described the Park Subdivision Lots 1-195, the addition to the Park Subdivision Lots 196-221, the Assessors Plat of PCs 27 and 180 Lots 1-142, A.M. Henry's Subdivision Lots 1-18, Meredith's Iroquois Park Subdivision Lots 1-28, Curry Cook Farm Subdivision Lots 9-29, and Assessor Plat of PCs 27 Lots 3-112.)

- (c) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:

- (1) *Height.* Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof. These are generally called 2½-story houses. Additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:
 - a. The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On East Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on East Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.
 - b. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the room height, an average eave or cornice height shall be determined by the same process provided for in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice, of not less than 90 percent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest.
- (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards in Subsection (c)(1) of this section; proportion will be established by permitting no proposed building or addition to create a front façade wider or narrower than those existing on the same block.
- (3) *Proportion of openings within the façade.* Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Façades have approximately 15 percent to 35 percent of their area glazed. Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.
- (4) *Rhythm of solids to voids in front façades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façade. In examples of other

styles, especially those of Neo-Tudor and Victorian substyles, voids are arranged with more freedom, but usually is a balanced composition.

- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have a house placed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.
- (6) *Rhythm of entrance and/or porch projections.* In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.
- (7) *Relationship of materials.* The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly Neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including putty. Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the 18th Century or early 19th Century on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or Late Victorian examples may have several paint colors on a single façade. These tend to be dark in tone and frequently of the earth tone family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.
- (10) *Relationship of architectural details.* These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched

windows, door openings, and porches. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or Late Victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.

- (11) *Relationship of roof shapes.* Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel-type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.
- (13) *Relationship of significant landscape features and surface treatment.* The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895 to 1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The American elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, though only a disease-resistant American elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and tree lawns. Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of 80 feet combined with a pavement width of between 24 and 29 feet creates wide tree lawns or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.
- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a City park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.
- (15) *Scale of façades and façade elements.* There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The size and complexity of façade elements and details either accentuate or subdue the scale of the façades. Façade elements have been determined by

what is appropriate for the style. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

- (16) *Directional expression of front elevations.* In general, the expression of direction is neutral.
- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.
- (19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.
- (20) *Orientation, vistas, overviews.* While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street façade in these cases is well coordinated with the rest of the street façades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* The Indian Village Historic District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

(Code 1964, § 28A-1-14(c); Code 1984, § 25-2-81; Res. of 6-15-1971, J.C.C. Pages 1374-1375; Ord. No. 424-H, § 1(28A-1-14(c)), eff. 2-6-1981)